Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-375
4502364

BILL GARRETT, Davidson County
Trans:T20090029978 DEEDWARR
Recvd: 05/06/09 09:38 3 pgs
Fees:18.00 Taxes:258.63
20090506-0041483

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 3rd day of April, 2009, by GMAC Mortgage, LLC.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Alpha Street Real Estate Development and Investments, LLC, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A on the plan of V. Gordon Townhomes at 10th, as established under Master Deed of record in Instrument No. 20060821-0102941, Registers Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for more particular description of said unit.

Being the same property conveyed to GMAC Mortgage, LLC in Substitute Trustee's Deed filed as instrument number 20080905-0091119.

Commonly known as:1834 A 10th Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto its successors and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

GMAC Mortgage, LLC

BY: _____

Stephanie Owens – CSO

ITS: _____

Acknowledgment

State of Texas

)ss.

County of Collin

On this day before me, a Notary Public, personally appeared Stephanie Owens **, to me personally well-known, who acknowledged that he/she is the** CSO **, of GMAC Mortgage, LLC, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.**

Witness my hand and seal this 3 **day of** April **,** 2009 **.**

_____

Notary Public

My commission expires:

2/8/12

(Seal)

ISSA WILSON
Notary Public, State of Texas
My Commission Expires
February 08, 2012

GMAC MORTGAGE, LLC · SEAL · DELAWARE · 2006 · LIMITED LIABILITY COMPANY

State of Tennessee
)ss.
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $69,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 27 **day of** April, 2009

Notary Public

My commission expires: 6-12-11

APRIL G. NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

(Seal)

Property owner and party responsible for payment of taxes:
Alpha Street Real Estate Development and Investments, LLC
1411 Phillips Street, Suite B
Nashville, TN 37208
Parcel #081-07-0-A-001.00 CO

Return to:
Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211

Property address; 1834 A 10th Ave North Nashville,Tn 37208