Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-377
4523585

BILL GARRETT, Davidson County
Trans:T20090029978 DEEDWARR
Recvd: 05/06/09 09:44 3 pgs
Fees:18.00 Taxes:258.63
20090506-0041484

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 16th day of April, 2009, by GMAC Mortgage LLC, Grantor.

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 B on he Plan of V. Gordon Townhomes at 10th, as established under master deed of record in Instrument number 2006-0821-0102941, Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to GMAC Mortgage, LLC filed for record on September 11, 2008 as instrument number 20080911-0093054 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 1834B 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: _____

ITS: Jennifer Peters LSO

Acknowledgment

State of Texas

)ss.

County of Collin

On this day before me, a Notary Public, personally appeared Jennifer Peters, **to me personally well-known, who acknowledged that he/she is the** LSO **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 as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 16th **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
LIMITED LIABILITY COMPANY
SEAL
DELAWARE
2006

STATE OF Tennessee

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 27th **day of** April 2009.

Notary Public

My commission expires: 6-12-11

(Seal)

APRIL G. NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Property owner and party responsible for payment of taxes:
Alpha Street Real Estate Development and Investments
1411 Phillips Street, Suite B
Nashville, TN 37208
Map No. 081-07-0-A-002.00

Return to:

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