Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-429
4997853

BILL GARRETT, Davidson County
Trans:T20090032574 DEEDWARR
Recvd: 05/18/09 10:48 3 pgs
Fees:18.00 Taxes:473.60
20090518-0045329

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 27th day of April, 2009, by GMAC Mortgage LLC.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Joseph Roger Anderson and Brenda F Anderson, Grantees, the following land in Davidson County, Tennessee:

A certain Tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Tract No. 6, on the Map of the Subdivision of the Weaver-Harris et al Lands, of record in Plan Book 2, page 183, Chancery Court of Nashville, Davidson County, Tennessee, and being more particularly described according to a survey by John B. Kohl, III, dated August 26, 1994, as follows:

Beginning at a point in Union Hill Road, said point being the Northeast corner of the tract of land conveyed to Talmadge Earl Clack and wife, by deed from George S. Brent, et al, of record in Book3374, page 187; thence North 64 degrees West 404.0 feet to a point; thence North 30 degrees East 301.0 feet to a point; thence South 66 degrees 30 minutes East 363.0 feet to the point in Union Hill Road; thence with said Road, South 22 degrees West 321.0 feet to the point of Beginning.

Being the same property conveyed to GMAC Mortgage, LLC by Substitute Trustee's Deed filed March 17, 2009 as Instrument No. 20090317-0023855

Commonly known as: 2830 Union Hill Road, Joelton, TN 37080

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 Grantees and unto their heirs 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: Hattie McLaughlin
LSO

Acknowledgment

State of Texas

County of Dallas)ss)

On this day before me, a Notary Public, personally appeared Hattie McLaughlin, 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 by himself/herself as such officer.

Witness my hand and seal this 27th day of April, 2009.

_____
Notary Public

My commission expires:
12/2/12
(Seal)

TOMMY HARGRAVES
Notary Public, State of Texas
My Commission Expires
December 02, 2012

GMAC MORTGAGE, LLC
LIMITED LIABILITY
SEAL
DELAWARE
2006

State of TENNESSEE

)ss.

County of WILLIAMSON

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, $128,000.00, 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 14TH day of May, 2009.

Notary Public

My commission expires:

07/16/2011

(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
7-16-2011

Property owner and party responsible
for payment of taxes:
Joseph Roger Anderson and Brenda F Anderson
2830 Union Hill Road
Joelton, TN 37080

Parcel #015-00-0-085.01

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