Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-458
0359058014

BILL GARRETT, Davidson County
Trans:T20090056697 DEEDWARR
Recvd: 08/19/09 10:16 3 pgs
Fees:18.00 Taxes:196.10
20090819-0078019

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 30th day of July, 2009, by GMAC Mortgage, LLC.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Leland D. Watts, a married man, Grantee, the following land in Davidson County, Tennessee:

Being Lot Number 10 on the Plan of Parkwood Trace, Section I, as of record in Plat Book 6900, page 439, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to GMAC Mortgage LLC by Trustee's Deed filed July 7, 2009 as Instrument No. 20090707-0063070 in the Register's Office fo Davidson County, Tennessee.

Commonly known as: 304 Vista Cove, Nashville, TN 37207

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 his 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: _____

Amanda Roberts

ITS: RMAJO

Acknowledgment

State of Texas

County of Dallas)ss.

On this day before me, a Notary Public, personally appeared Amanda Roberts, to me personally well-known, who acknowledged that he/she is the RMAJO, 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 30 day of July, 2009.

_____

Notary Public

My commission expires:

(Seal)

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

GMAC MORTGAGE, LLC
LIMITED LIABILITY
SEAL
DELAWARE
2006
COUNTY

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, $53,000.00, 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 August, 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:
Leland D. Watts
2819 Gallatin Pike
Nashville TN 37216

Map and Parcel: 059-08-0-059.00

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