Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-453
5226683

BILL GARRETT, Davidson County
Trans:T20100024029 DEEDWARRSP
Recvd: 04/22/10 13:46 5 pgs
Fees:28.00 Taxes:1478.15
20100422-0030566

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 24th day of March, 2010, by GMAC Mortgage LLC fka GMAC Mortgage Corporation.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to James E Sherraden and ** **Elizabeth Cave, Grantees, the following land in Davidson County, Tennessee:**

**and wife,

SEE ATTACHED LEGAL DESCRIPTION- EXHIBIT "A"

Commonly known as: 6956 Old Hickory Boulevard, Whites Creek, TN 37189

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 fka GMAC Mortgage Corporation

BY: _____
Jamey Davis

ITS: PMAC50

Acknowledgment

State of TEXAS
)ss.
County of DALLAS

On this day before me, a Notary Public, personally appeared Jamey Davis, to me personally well-known, who acknowledged that he/she is the PMAC50 of GMAC Mortgage LLC fka GMAC Mortgage Corporation, 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 officer.

Witness my hand and seal this 24 day of March, 2010.

_____
Notary Public

My commission expires:

5/28/12
(Seal)

JUSTIN S. JUNG
Notary Public, State of Texas
My Commission Expires
May 28, 2012

State of TENNESSEEE

)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, $399,500.00, 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 21ST day of April, 2010.

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:
James E Sherraden & Elizabeth Cave
2120 19th Ave S.
Nashville, TN 37212

Map & Parcel: 039-00-0-120.00

~~Returnto~~

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

EXHIBIT "A" LEGAL DESCRIPTION

Property located in the 1st Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor # 823, dated February 25, 1999, and known as job No. 990011, as follows:

Beginning at an iron pin set in the center of a drain in the southerly margin of Old Hickory Boulevard, said pin being the Northeast corner of the herein described tract and the Northwest corner of the C. R. Jones property of record in Book 2153, Page 356, R.O.D.C., TN.; thence leaving the margin of said road with Jones' westerly line S 20 degrees 12 minutes 40 seconds W 248. 08 feet to an 8 inches to Ash Tree; thence S 71 degrees 23 minutes 15 seconds W 407.00 to a 28 inches Box Elder; thence S 61 degrees 09 minutes 49 seconds W. 343.48 feet to a 30 inches Maple; thence S 51 degrees 19 minutes 09 seconds W 540.00 feet to an iron pin set; thence S 11 degrees 43 minutes 52 seconds E 1023.00 feet to an existing iron pin at the Northeast corner of the Samuel Ingram property of record in Book 4478, Page 424, R.O.D.C., TN.; thence with Ingram;s northerly line S 86 degrees 41 minutes 19 seconds W 1033.05 feet to an iron pin set in the northerly line of the Robert Bobel property of record in Book 6831, Page 931, R.O.D.C., TN.; thence with Bobel's line the following calls:
N 63 degrees 00 minutes 00 seconds W 144.37 feet to an iron pin set; thence N 00 degrees 00 minutes 00 seconds E 148.50 feet to an iron pin set; thence N 60 degrees 00 minutes 00 seconds W 191.40 feet to an iron pin set at the Southeast corner of the George R. Hazlewood property of record in Book 5858, Page 280, R.O.D.C., TN.; thence with Hazlewood's line the following calls:
N 02 degrees 41 minutes 13 seconds E 265.71feet to an old tree stump; thence N 07 degrees 40 minutes 12 seconds W 595.91 feet to a 14 inches Hickory; thence N 72 degrees 13 minutes 41 seconds W 426.68 feet to an iron pin set; thence N 28 degrees 00 minutes 00 seconds E 363.00 feet to an iron pin set; thence N 08 degrees 00 minutes 00 seconds W 280.50 feet to an iron pin set; thence N 49 degrees 25 minutes 13 seconds W 181.85 feet to an iron pin set, a corner to the Aldis B Gordon property of record in Book 2929, Page 459, R.O.D.C., TN.; thence with the southerly line of Aldis the following calls:
S 75 degrees 51 minutes 02 seconds E 158.40 feet to an iron pin set; thence N 57 degrees 35 minutes 58 seconds E 219.54 to a 20 inches Hickory; thence N 89 degrees 13 minutes 10 seconds E 197.31 feet to twin 6 inches Maples; thence S 71 degrees 21 minutes 54 seconds E 181.32 feet to a 14 inches Cedar; thence S 35 degrees 04 minutes 01 seconds E 339.16 feet to an 8 inches Elm; thence S 42 degrees 04 minutes 38 seconds E 143.97 feet to a 10 inches Maple; thence S 71 degrees 20 minutes 20 seconds E 130.93 feet to a rock pile by a Hickory Tree; thence N 60 degrees 33 minutes 41 seconds E 486.57 to an iron pin set; thence N 80 degrees 04 minutes 15 seconds E 430.66 feet to a 14 inches hickory; thence N 77 degrees 46 minutes 07 seconds E 300.28 feet to an iron pin set; thence N 03 degrees 07 minutes 54 seconds W 153.12 feet to a iron pin set; thence with the center of a spring branch S 65 degrees 46 minutes 33 seconds E 437.83 feet to an iron pin set in the southerly

margin of Old Hickory Boulevard, 25 feet from the centerline; thence with said road S 63 degrees 47 minutes 16 seconds E 79.19 to the point of beginning, containing 69.08 acres, more or less.

Note: Legal Description shows 69,08 acres and the County tax card shows 66.3 acres.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed May 4, 2009 as Instrument No. 20090504-0040543 and being further conveyed to GMAC Mortgage LLC fka GMAC Mortgage Corporation by Quitclaim Deed dated April, 12, 2010, in Instrument Number 20100422003056 5 **, in the Register's Office of Davidson County, Tennessee.**