Davidson County DEEDWARR
Recvd: 04/16/08 15:54 3 pgs
Fees:18.00 Taxes:494.51
20080416-0038647

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 7th day of MARCH, 2008 by and between **Morequity, Inc.** party of the first part, and ~~James Metcalfe~~ JAMES S. METCALFE, IV party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson** Tennessee:

Lot 1037 on the Plan of charlotte Park, Section 13, as shown on plat of record in Plat Book 2900, Pages 142 and 143, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Morequity. by Substitute Trustee's Deed of record at Instrument No. 20080114-0004055, in the Register's Office for **Davidson** County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for any and all subdivision restrictions, building lines and easements of record and other matters of record, including in Plat Book 2900, Pages 142 and 143, in the Register's Office of **Davidson** County, Tennessee; year 2008 county property taxes not yet due and payable; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Morequity, Inc

By: _____

Printed Name: ~~Dan R. Becker~~

Title: Asst Vice President

Return to:
Founders Title and Escrow LLC
9045 Carothers Parkway, Suite 202
Franklin, TN 37067

STATE OF INDIANA
COUNTY OF VANDERBURGH

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Dan R. Becker, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Asst Vice President of **Morequity, Inc.** the within named bargainor, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **Morequity, Inc.**

WITNESS my hand, at office, this 7th day of MARCH, 2008.

Margaret Engelhardt
Notary Public

Commission Expiration: 10-25-14

MARGARET ENGELHARDT
NOTARY PUBLIC
VANDERBURGH COUNTY
STATE OF INDIANA
COMMISSION #555331
COMM. EXPIRES 10-25-14

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF16279

PROPERTY ADDRESS:
521 Starliner Drive
Nashville, TN 37209

PARCEL ID NUMBER: 10204000600

PROPERTY OWNER:
James S. Metcalfe, IV
1438 Butterworth Rd.
Kingston Springs, TN 37082

MAIL TAX BILLS TO:
SAME

State of INDIANA
County of VANDERBURGH

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 IS $ XXXXXX WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

MOREQUITY, INC.
BY:

*$133,650.00

AFFIANT
Dan R. Becker

SUBSCRIBED AND SWORN BEFORE ME THIS 7th DAY OF MARCH, 2008.

Margaret Engelhardt
NOTARY PUBLIC

COMMISSION EXPIRATION: 10-25-14

MARGARET ENGELHARDT
NOTARY PUBLIC
VANDERBURGH COUNTY
STATE OF INDIANA
COMMISSION #555331
COMM. EXPIRES 10-25-14

This Deed is prepared with information provided by East Tennessee Title Insurance Agency, Inc. Commitment No. 74776
F:\USERS\CHRIS\Morequity Docs\SWD Starliner DavidsonCo.wpd

I, Dawn D. Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of IN

County of Williamson

Personally appeared before me, Michelle Montague, a notary public for this county and state, Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

MY COMMISSION EXPIRES: 3/20/10.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).