SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 9 day of May, 2008 by and between **MorEquity, Inc.**, party of the first part, and PATRICE R. PLAYER 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 18 on the Plan of Walton Oaks Subdivision, Section 2, as shown on plat of record at Instrument No. 20030904-0128576, in the Register's Office of **Davidson** County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to party of the first part by Substitute Trustee's Deed of record at Instrument No. 20080114-0004056, in said Register's Office.

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 subdivision restrictions, building lines and easements and all other matters of record, including in Plat of record at Instrument No. 20030904-0128576; Easements of record in Book 4129, Page 903; Declaration of Restrictive Covenants of record at Instrument No. 2001-927-0104591 and Storm Water Detention Agreement of record at Instrument No. 20011011-0110937, in the Register's Office of **Davidson** County, Tennessee; year 2008 property taxes; 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.

Davidson County DEEDWARR
Recvd: 05/16/08 08:44 2 pgs
Fees:13.00 Taxes:603.10
20080516-0050307

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

MorEquity, Inc.
By: _____
Printed Name: Danny W. Gardner
Title: Vice President

STATE OF Indiana
COUNTY OF Vanderburgh

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Danny W. Gardner, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the 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 9 day of May, 2008.

PEGGY J. WEBBER
Resident of Posey County, IN
Commission Expires: December 17, 2011

_____
Notary Public

Commission Expiration: _____

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF16285 cjt/pwf

PROPERTY ADDRESS:
1532 Beaus Way
Madison, TN 37115

PARCEL ID NUMBER: 51-15C-18.00CO

PROPERTY OWNER/
MAIL TAX BILLS TO:
PATRICE R. PLAYER
908 AMQUI COURT
MADISON, TN 37115

MorEquity, Inc.
600 N. Royal Ave.
Evansville, IN 47715
800-269-6998
Tax ID #51-0312284

State of Indiana
County of Posey

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater is $163,000.00 which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

MOREQUITY INC

_____
Affiant Danny W. Gardner

Subscribed and sworn before me this 9 day of May, 2008.

_____
Notary public

Commission expiration: 12-17-11

PEGGY J. WEBBER
Resident of Posey County, IN
Commission Expires: December 17, 2011

This Deed is prepared with information provided by Chicago Title Insurance Company
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