AFTER RECORDING RETURN TO: GRIFFIN, CLIFT, EVERTON & THORNTON PLLC
6489 QUAIL HOLLOW, SUITE 100, MEMPHIS, TN 38120
file #FF16553/c2119328 cjt/pwf

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 17th day of July, 2008 by and between **MorEquity, Inc.**, party of the first part, and JIM DEVAULT 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 47, J.M.T.J. and G. W. Hardings Plan, as shown on plat of record in Plat Book 21, Page 80, 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. 20080505-0045594, 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 other matters of record, *including* in Plat Book 21, Page 80; all 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: 07/28/08 12:29 2 pgs
Fees:13.00 Taxes:74.00
20080728-0076846

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

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 17th day of July, 2008

REAGAN L. FELLMY
Resident of Vanderburgh County, IN
Commission Expires: April 13, 2016

Notary Public

Commission Expiration: _____

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF16553

PROPERTY ADDRESS:
1813 Underwood Street
Nashville, TN 37208

PARCEL ID NUMBER: 08115014400

PROPERTY OWNER/
MAIL TAX BILLS TO:
JIM DEVAULT
625 7th Avenue, South
Nashville, TN 37203

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 $ 20,000 which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

_____
Affiant Dan R. Becker Asst Vice President

Subscribed and sworn before me this 17th day of July, 2004.

_____
Notary public

REAGAN L. FELLMY
Resident of Vanderburgh County, IN
Commission Expires: April 13, 2016

Commission expiration: _____

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