Instrument prepared by:

Sams & Cole, LLC
5775-D Glenridge Dr., #325
Atlanta, GA 30328

Davidson County DEEDWARR
Recvd: 10/13/08 12:33 4 pgs
Fees:23.00 Taxes:739.63
20081013-0103061

PBB # 5008-0021
REO # 3794905
Parcel # 172-03-0a-096.00
Address: 820 N. Woodstone Lane, Nashville, TN37211

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sun of Ten and No/100Dollars ($10.00), cash in had paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MorEquity, Inc., a corporation organized and existing under the laws of the United States** , (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto **John Berger and Barbara Berger, husband and wife** (herein referred to as "Grantee"), his/her/their heirs and assigns, forever, the following described tract or parcel of land located in **Davidson** County, Tennessee, to wit:

Please see attached Exhibit "A"

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee, his/her/their heirs and assigns, in fee simple forever.

GRANTOR COVENTANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same and that they are from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record and 2008 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those person or parties claiming by, through or under Grantor.

WITNESS this the 23rd day of September, 2008.

MorEquity, Inc.

By: Dan R. Becker
Its: Asst Vice President

STATE OF ~~TENNESSEE~~ Indiana)
COUNTY OF Vanderburgh)

Personally appeared before me, Julie A. Hodges, a Notary Public for the state and county aforesaid, ~~Dan R. Becker~~, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Asst Vice President ~~Dan R. Becker~~ of Morequity Inc, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 23rd day of September, 2008.

NOTARY PUBLIC

JULIE A. HODGES
Resident of Vanderburgh County, IN
Commission Expires: April 13, 2016

JULIE A. HODGES
Resident of Vanderburgh County, IN
Commission Expires: April 13, 2016

State of Tennessee)
County of Wilson)

The actual consideration for this transfer is $199,900.00.

Affiant

Subscribed and sworn to before me, this 24th day of September, 2008.

NOTARY PUBLIC

My Commission Expires: 6-27-2011

Wendy L. Locke
State of Tennessee Notary Public
Wilson Co.

New Owner:
John Berger
820 N. Woodstone Lane
Nashville, Tennessee 37211

Send Tax Bills To:
Magna Bank
PO Box 17257
Memphis, Tennessee 38187-0257

Exhibit A

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO(S) 96, AS SHOWN ON THE MAP ENTITLED THE WOODLANDS, PHASE 1, SECTION 1, OF RECORD IN PLAT BOOK 6900, PAGES 498 AND 499, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MOREQUITY, INC. BY STUBSTITUE TRUSTEE'S DEED FROM I. DYKE TATUM, SUBSTITUE TRUSTEE, OF RECORD IN INSTRUMENT NUMBER 20080623-0064070, REGISTER"S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 820 NORTH WOODSTONE LANE, NASHVILLE, TENNESSEE 37211

CERTIFICATE OF AUTHENTICITY

I, **MANDY ALSUP**, 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.

Attorney or Custodian

Cumberland Title

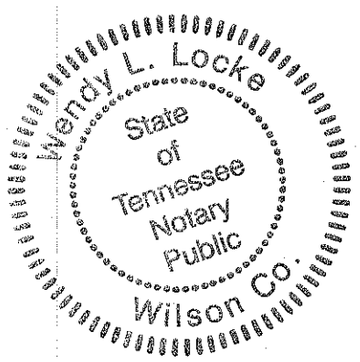
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, **WENDY L. LOCKE**, a notary public for this county and state **MANDY ALSUP**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)



My Commission Expires: 6-27-2011

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