Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 30th day of November, 2009 by and between **MorEquity, Inc.**, party of the first part, and Roberto Romero and Geyde Reina Arbolaez 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:

Being Lot No. 105, on the plan of Colewood Acres, Section 2, of record in Plan Book 3700, Page 135, Register's Office for Davidson County, Tennessee.

Said Lot No. 105, which is a corner lot, fronts 100.00 feet on the southerly margin of Brenda Lane and fronts 80.33 feet on the easterly margin of Keeley Drive, said frontages being joined by a curve having a length of 38.42 feet, and extends back 106.3 feet on the southerly line and 105.2 feet on the easterly lone to a point of intersection.

Being the same property conveyed to party of the first part by Substitute Trustee's Deed of record at Instrument No. 20090914-0085615, in the Register's Office **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 subdivision restrictions, building lines, easements and all other matters of record, including in Plat Book 3700, Page 135; Restrictive Covenants of record in Book 4158, Page 42, amended in Book 4178, Page 738, in the Register's Office of **Davidson** County, Tennessee; year 2009 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.

BILL GARRETT, Davidson County
Trans:T20090082883 DEEDWARRSP
Recvd: 12/08/09 11:02 2 pgs
Fees:13.00 Taxes:462.50
20091208-0112215

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

MorEquity, Inc.
By: LPS Asset Management Solutions, Inc. as Attorney in Fact

By: _____
Printed Name: _____
Title: Norma J. Dudgeon, AVP

STATE OF Colorado
COUNTY OF Jefferson

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Norma J. Dudgeon, AVP (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the AVP of **LPS Asset Management Solutions, Inc.**, a corporation, which caused this instrument to be executed on behalf of **MorEquity, Inc.**, the within named bargainer, 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 2 day of November, 2009.

EMILY KORNBAU
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 06/17/2013

_____
Notary Public

Commission Expiration: _____

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF17583

PROPERTY ADDRESS:
4026 Keeley Drive
Antioch, TN 37013

PARCEL ID NUMBER: 16202006500

PROPERTY OWNER/
MAIL TAX BILLS TO:
New Owner
Roberto Romero and Geyde Reina Arbolaez
4026 Keeley Dr.
Antioch, TN 37013
State of Tennessee
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 is $125,000.00 which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn before me this 30 day of November, 2009.

_____
Notary public

Commission expiration: 9-23-13

ALICIA R. HAMILTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON CO.

This Deed is prepared with information provided by Chicago Title Insurance Company.
F:\USERS\CHRIS\Morequity Docs\SWD.Morequity.Keeley.Davidson Co.wpd