AFTER RECORDING RETURN TO: GRIFFIN, CLIFT, EVERTON & THORNTON PLLC
6489 QUAIL HOLLOW, SUITE 100, MEMPHIS, TN 38120
C3232151 cjt/pwf

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 13th day of August, 2010 by and between **MorEquity, Inc.**, party of the first part, and **Conoly Brown,** 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:

Property located in the County of Davidson, Tennessee: Tract I: Land in Davidson County, Tennessee, being Lot No. 63 on the Map of Tusculum Fields Subdivision of record in Book 2330, Page 16, Register's Office for said County, to which reference is made for a more complete description. Tract II: Land in the 5th Civil District of Davidson County, Tennessee, described as follows: Beginning at the Northeast corner of Lot No. 63, as shown on the Plan of Tusculum Fields, of record in Book 2330, Page 16, Register's Office for Davidson County, Tennessee; thence is a generally Easterly direction and following the course of the Northerly boundary line of the said Lot 63, 20.46 feet to a point in the Easterly boundary of a tract marked "Reserved", as shown on said Plan of Tusculum Fields; thence with the Easterly boundary of said reserved tract South 5 deg 23' West 70.29 feet to a point; thence in a generally Westerly direction and following the course of the Southerly boundary line of said Lot 63, 14.09 feet to the Southeast corner of said Lot 63; thence with the Easterly boundary of said Lot 63, 70.0 feet to the point of beginning.

Being the same property conveyed to party of the first part by Substitute Trustee's Deed of record at Instrument No. 20100629-0050726, 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 2330, Page 16, 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:T20100051786 DEEDWARRSP
Recvd: 08/20/10 09:48 2 pgs
Fees:13.00 Taxes:296.00
20100820-0065889

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

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 6 day of August, 2010.

Notary Public

Commission Expiration: 6/17/13

HEIDI E. DiSANO
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 06/17/2013

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF18026

PROPERTY ADDRESS:
5006 Pearson Place
Nashville, TN 37211

PARCEL ID NUMBER: 14716016500

PROPERTY OWNER/
MAIL TAX BILLS TO:
Conoly Brown
441 Capri Drive
Nashville, TN 37209

State of Tennessee
County of Shelby

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 $80,000.00 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 16th day of August, 2010.

Notary public

Commission expiration: 2-13-13

PHYLLIS W. FREDERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

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