THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP/PARCEL: 012000/132.00

NEW OWNER'S ADDRESS & SEND TAX BILLS TO:
Robert E. Ellis
PO Box 224
Pleasant View, TN 37146

BILL GARRETT, Davidson County
Trans:T20130020141 DEEDQC
Recvd: 03/12/13 14:12 2 pgs
Fees:12.00 Taxes:0.00
20130312-0024628

QUITCLAIM DEED

FOR AND IN CONSIDERATION no monetary consideration, we, Morning Star Investment Group, LLC, Grantor(s), by these presents do hereby quitclaim and convey unto Robert E. Ellis, Grantee, his successors and assigns all of our interest in the following described tract or parcel of land, to wit:

A certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being tract no. 20 on a survey dated May 13, 1986, by Richard C. Kessinger, surveyor number 1038, job no 86-113, and more specifically described as follows: Beginning at an iron pin in the southerly margin of Baker Road (Said point being South 58 degrees 21' 14" West 163.93 feet, thence in a Westerly direction on a curve having a radius of 311.50 feet a tangent of 222.08 feet and a delta angle of 70 degrees 58' 23" for a distance of 234.09 feet from the northwesterly corner of the intersection of Baker Road and Old Dickerson Pike), thence from said point of beginning South 1 degree 28' 04" West 1180.46 feet to an iron pin; thence north 35 degrees 40" 55" East 230.00 feet to an iron pin, thence north 2 degrees 59" 00" East 1200.50 feet to an iron pin in the southerly margin of Baker Road, thence with said margin of said road South 46 degrees 09' 44" East 81.89 feet to a point, thence in an easterly direction on a curve having a radius of 311.50 feet, a tangent of 222.08 feet and a delta angle 70 degrees 58' 23" for a distance of 151.77 feet to the point of beginning.

Being the same property conveyed to Morning Star Investment Group, LLC by Special Warranty Deed from Bank of New York as Trustee for the Certificate Holders CWABS, Inc., Asset-Backed Certificates, Series 2005-14 dated May 1, 2008 and being of record in Instrument Number 20080611-0059930, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF we have hereunto set our hand on the 26th day of February, 2013.

MORNINGSTAR INVESTMENT GROUP, LLC

Robert E. Ellis, Chief Manager

Glen H. Daniel, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Robert E. Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of Morning Star Investment Group, LLC, the within named bargainor, an LLC, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LLC as Chief Manager (or other authorized officer).

Witness my hand, at office, this 28 day of February, 2013.

Kristie E. Fisher
Notary Public

My Commission Expires: 6/7/15

KRISTIE E. FISHER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Glen H. Daniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of Morning Star Investment Group, LLC, the within named bargainor, an LLC, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LLC as member (or other authorized officer).

Witness my hand, at office, this 26th day of February, 2013.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration or value which is greater for this transfer is $0.00

Affiant

Sworn and subscribed before me, this the 28 day of February, 2013.

Kristie E. Fisher
Notary Public

My Commission Expires: 6/7/15

KRISTIE E. FISHER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY