RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
John W. Brownlee

GRANTEE(s)
MorEquity, Inc.

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Davidson County DEEDWARR
Recvd: 02/27/14 08:01 4 pgs
Fees:23.00 Taxes:372.63
20140227-0016668

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, John W. Brownlee, a single person ("Grantor"), for and in consideration of the sum of One Dollar ($1.00), in hand paid by MorEquity, Inc. ("Grantee"), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the said Grantee, and unto its successors and assigns forever, the following-described lands, situated in Davidson County, Tennessee, to wit:

Being a certain parcel of land located in the 31st Councilmanic District of Nashville-Davidson County, Tennessee; and being more particularly described as follows;

Beginning at an old iron rod situated in the Southerly margin of Old Hickory Boulevard; said iron rod being the Northwest corner of the Roberta N. Brownlee and Timothy Lee Brownlee property as recorded in Book 8182 Page 488 Register's Office for Davidson County, Tennessee (RODC,TN);

Thence, leaving the said margin of Old Hickory Boulevard and along the Westerly boundary line of the said Brownlee property South 28 degrees 13 minutes 25 seconds East 103.96 feet to an old iron rod;

Thence, South 44 degrees 23 minutes 28 seconds East 252.84 feet to an old iron rod;

Thence, along a new line and generally with a fence line South 19 degrees 00 minutes 33 seconds West 190.67 feet to an old iron rod by a fence post;

Thence leaving this fence line and generally along another fence line North 52 degrees 14 minutes 33 seconds West 164.96 feet to an iron rod by a fence post;

Thence, North 50 degrees 27 minutes 41 seconds West 38.61 feet to a gate post;

Thence, across a gravel roadway North 55 degrees 04 minutes 39 seconds West 10.12 feet to a gate post;

Thence, North 49 degrees 05 minutes 31 seconds West 2.54 feet to an iron rod in the fence line;

Thence, leaving the fence line South 39 degrees 22 minutes 34 seconds West 10.00 feet to an iron rod;

Thence, North 49 degrees 05 minutes 31 seconds West 10.12 feet to an iron rod;

Thence, North 39 degrees 02 minutes 57 seconds East 10.00 feet to an iron rod located in the aforementioned fence line;

Thence, North 49 degrees 05 minutes 31 seconds West 22.13 feet to an iron rod by a fence post;

Thence, North 47 degrees 20 minutes 15 seconds West 144.06 feet (leaving the fence line at 22 feet more or less) to an iron rod;

Thence, North 05 degrees 01 minutes 29 seconds West 170.29 feet to an iron rod situated in the aforementioned margin of Old Hickory Boulevard;

Thence, with the said margin of Old Hickory Boulevard and in a Northeasterly direction and with a curve to the left having a radius of 468.25 feet an arc length of 68.75 feet (chord - North 80 degrees 46 minutes 09 seconds East 68.69 feet) to a point;

Thence, North 76 degrees 33 minutes 47 seconds East 86.32 feet to the point of beginning.

Containing 2.00 acres (87,120 square feet)

This conveyance is subject to any and all existing easements and restrictions of record.

Being the same property conveyed to John W. Brownlee by Quitclaim deed recorded June 20, 2003, as Instrument No. 20030620-0085629.

More commonly known as: 14691 Old Hickory Boulevard, Anitioch, Tennessee 37013-4202.

Tax Parcel No.: 173 00 227.00

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns, forever with all appurtenances thereunto belonging. And I, John W. Brownlee, hereby covenant with the said Grantee that I will forever warrant and defend the title to said lands against any and all claims whatsoever.

WITNESS my hand and seal this 17 day of October, 2013.

John W. Brownlee

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned notary public of the state and county aforesaid, personally appeared John W. Brownlee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Davidson County, Tennessee this 17th day of 2013.

Notary Public Eugene C. Smith

My Commission Expires: 11-3-2015

EUGENE C. SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100,710.45 (it's the unpaid principal balance), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John W. Brownlee

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned notary public of the state and county aforesaid, personally appeared John W. Brownlee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Tennessee this 17th day of October 2013.

Notary Public Eugene E. Smith

My Commission Expires: 11-3-2015

EUGENE E. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

MorEquity, Inc.
601 NW 3rd Street
Evansville, IN 47708

True Copy Certification

I, Carmen D. Gray, 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.

Signature

State of ARKANSAS

County of PULASKI

Personally appeared before me, Doreen R Mattes, a notary public for this county and state, Carmen D. Gray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

DOREEN R. MATTES
NOTARY PUBLIC-STATE OF ARKANSAS
PULASKI COUNTY
My Commission Expires 03-13-2022
Commission # 12386500

Notary's Signature

My Commission Expires: 3/13/22
Notary' Seal (if on paper)