PREPARED BY (AND RETURN TO):

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W & I Ref:(SK) Title No: 43280
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/09/02 14:21 2pgs
Fees:13.00 Taxes:603.10
20020409-0043625

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Chad B. Harris 6640 Upton Lane Nashville, Tennessee 37209	First Magnus Financial Corporation 5285 East Williams Circle #2000 Tucson, Arizona 85711

TAX MAP-PARCEL NUMBERS: 102-07-119

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$163,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tonya R. Edens, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Chad B. Harris** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being lot No. 26 on the Plan of Charlotte Park, Section 26 of record in Book 3700, page 91, Registers Office for said County.

SAID Lot No. 26 fronts 76.72 feet on the westerly margin of Upton Lane and extends back 179.74 feet on the northerly line and 178.18 feet on the southerly line to the lower water mark of the Cumberland River, measuring 75 feet thereon, more or less.

Being the same property conveyed to Tonya R. Edens, by deed from Twila F. Walker, unmarried of record in Document No. 20010926-0103959, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Twila F. Walker, unmarried from Wallace Earl Siria and wife, Annette A. Siria by deed dated June 18, 1978 and recorded June 20, 1978 in Book 5300, page 871, said Registers's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3700 Page 91, said Register's Office, which Plan shows a 30 foot minimum building setback line from Upton Lane and a 10 foot easement for public utility purposes along the witness line(s). An Easement for the flow of the Cumberland River.

This is improved property, known as: 6640 Upton Lane, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of April, 2002.

Tonya R. Edens

State of TENNESSEE
County of DAVIDSON

On this 5th day of April, 2002 , before me the undersigned authority, personally appeared Tonya R. Edens , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $163,000.00

Affiant

Sworn and subscribed before me this the 5th day of April, 2002

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004