THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

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121 1st Avenue South, Suite 200
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Davidson County DEEDWARR
Recvd: 06/18/02 12:05 2pgs
Fees:13.00 Taxes:1091.50

20020618-0073601

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***295,000.00.

Affiant

Subscribed and sworn to before me this 17th day of June, 2002.

Notary Public

My Commission Expires: My Commission Expires MAR. 27, 2005

SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

ADDRESS OF NEW OWNER

JOHN PATRICK McKENNON
2004 Cromwell Drive
Nashville, Tennessee 37215

SEND TAX BILLS TO

FIRST MAGNUS
FINANCIAL CORPORATION
5285 East Williams Circle #2000
Tucson, Arizona 85711

MAP & PARCEL NOS.

MAP 158-3
PARCEL 15

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY FIVE THOUSAND AND 00/100 DOLLARS ($***295,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, STEVEN GREGG HUBBARD, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto JOHN PATRICK McKENNON and wife, KATHRYN C. McKENNON, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 60 on the Plan of Hillsboro Park, Section II, of record in Book 2331, pages 61 and 62, Register's Office for Davidson County, Tennessee.

SAID Lot No. 60 fronts 163.0 feet on the northeasterly margin of Cromwell Drive and contains five sides, measuring 252.0 feet on the northwesterly side, 231.0 feet on the southeasterly side, 124.2 feet on the northerly side, and 156.7 feet on the easterly side.

BEING the same property conveyed to Steven Gregg Hubbard, a single person, by deed from Mark Anthony Miller, married, of record in Book 8738, page 362, Register's Office for Davidson County, Tennessee.

This is improved property known as 2004 Cromwell Drive, Nashville, Tennessee 37215.

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

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the plan of Hillsboro Park, Section II, of record in Book 2331, pages 61 and 62, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 17th day of June, 2002.

STEVEN GREGG HUBBARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEVEN GREGG HUBBARD, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of June, 2002.

Notary Public

My Commission Expires: 10/12-05

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee