WARRANTY DEED

G-GAMC-02-7049

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Notary Affiant

Subscribed and sworn to before me, this 3rd DAY OF September, 2002.

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires
July 29, 2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Latricia Crook	First Magnus Financial	
7049 Bonnavent Drive (ADDRESS)	(NAME) 5285 East Williams Circle Ste 2000 (ADDRESS)	74-08-201
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Tucson, AZ 85711 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY SUE BROWN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LATRICIA CROOK, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Beginning at a point in the southeasterly margin of Jacksonian Drive, the common front corners of Lots Nos. 1042 and 1043: thence northeastwardly with said margin 106.29 feet to a point: the beginning of a curve: thence eastwardly around said curve to a point in the to a point in the southwesterly margin of Bonnavent Drive; thence southeastwardly with said margin 141.87 feet to a point the common front corners of Lots 1042 and 1043; thence southwestwardly 117.13 feet with the line between Lots 1042 and 1043 to a point the common corner the common corners of Lots 1041, 1042, and 1043; thence northwestwardly with the line between lots 1041 and 1042.

Being the same property conveyed to Mary Sue Brown by Quit Claim Deed dated 03/04/97 and recorded on 03/18/97 in kbook 10384, page 319, Register's Office for Davidson County.

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

unimproved ( )
This is improved (X) property, known as 7049 Bonnavent Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

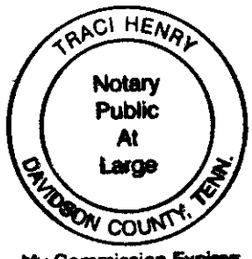
Witness my/our hand(s) this 3rd day of September, 2002.

Mary Sue Brown

Mary Sue Brown

Davidson County DEEDWARR
Recvd: 09/17/02 10:42 2pgs
Fees:13.00 Taxes:429.20

20020917-0113115



STATE OF Tennessee
COUNTY OF Davidson

My Commission Expires
July 29, 2006

Personally appeared before me, , a Notary Public in and for said County and State, the within named Mary Sue Brown , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 3rd day of September, 2002.

My Commission Expires: 7-29-06

Traci Henry
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 3rd day of September, 2002.

My Commission Expires _____

_____
Notary Public

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

2012 21st Avenue South
Nashville, TN 37212

615.383.2903