File Box 33B
Nations Title Agency
#027N04659

WARRANTY DEED

DOLLY T. PEAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February 2003

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
L. Shane Whitehead (NAME)	First Magnus Financial Corp. (NAME)	MAP 118-11
5172 Remington Drive (ADDRESS)	5285 E. Williams Circle, #2000 (ADDRESS)	8
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Tuscon, AZ 84711 (CITY) (STATE) (ZIP)	BH 04525

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Tom Albert, Jr. and wife, Hazel R. Albert

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO L. Shane Whitehead, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 20, on the Plan of Berry Hill Subdivision, of record in Plat Book 3300, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to T.H.A. Revocable Trust by deed from Tom Albert, Jr. and Hazel R. Albert of record in Instr. No. 20001026-0106237, Register's Office, Davidson County, Tennessee. Further conveyed back to Tom Albert, Jr. and wife, Hazel R. Albert by Quitclaim Deed of record in Book 20021028-0131832, and by Quitclaim Deed of Correction of record in Instr. No. 20030214-0020597, said Register's Office.

This is the same description as in previous deed of record.

This conveyance is subject to 2003 taxes, prorated and assumed by the Grantee(s); all matters as set out in plan of record in Book 3300, page 20; restrictive covenants of record in Book 3282, page 204, said Register's Office; any and all easements located on the property and to the rights and claims of parties in possession.

unimproved ( )
This is improved (X) property, known as 2929 Berry Hill Drive, Nashville, TN 37204
(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 our hand & this 5th day of February, 2003

Tom Albert, Jr.

Hazel R. Albert

Davidson County DEEDWARR
Recvd: 02/14/03 15:23 2pgs
Fees:13.00 Taxes:703.00

20030214-0020598

STATE OF FLORIDA
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tom Albert, Jr. and wife, Hazel R. Albert

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at [redacted], [redacted] this 05 day of February 2003.

Commission expires

Deborah A Arnold
My Commission CC805601
Expires February 16, 2006

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County 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 _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public