RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/30/04 11:16 2pgs
Fees:13.00 Taxes:1535.50

20040130-0011689

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Carrie Tiesler
Affiant

Subscribed and sworn to before me, this 12th day of January, 2004

Rachel Wheeler
Notary Public

My Commission Expires MAR. 31, 2007

RACHEL WHEELER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clayton B. Magness	National City Mortgage Co	03-12
(NAME)	(NAME)	(MAP)
3607 Bellwood Avenue	3232 Newmark Drive	074
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37205	Miamisburg OH 45342	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For an in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinnafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Kieran F. Kane, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Clayton B. Magness and wife F. Tennyson Magness, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson, TENNESSEE, described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 1, on the Plan of Bellwood Subdivision, of record in Plat Book 5200, page 407, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Kieran F. Kane and wife, Joan Kane, by deed from Richard Czerwinski and wife, Marjorie Fisher Czerwinski, of record in Book 6482, page 470, and further conveyed to Kieran F. Kane by Quitclaim Deed from Joan Kane, of record in Book 8483, page 491, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 3607 Bellwood Avenue, Nashville, Tennessee 37205

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 uncncumbered, 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 13th day of January, 2004.

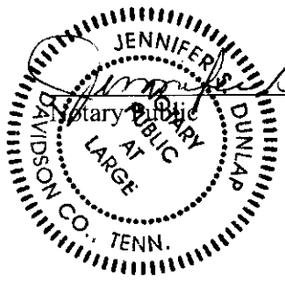
Kieran F. Kane

Kieran F. Kane

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kieran Kane with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainer(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 13th day of January, 2004.



Notary Public

My Commission Expires: 7/30/05