Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0401-61212

PLEASE RECORD & RETURN TO:
394 WEST MAIN STREET, SUITE B-14
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 108,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of February, 2004.

Notary Public
My commission expires: 12/2[illegible]

Address of New Owner:	Send Tax Bills to:	Tax Information
Dan P. Green 113 Butterfield Court Goodlettsville, TN 37072	First Magnus Financial Corporation 5285 East Williams Court, Ste 2000 Tucson, AZ 85711	026-07-0045.00

Davidson County DEEDWARR
Recvd: 03/04/04 15:02 2pgs
Fees:13.00 Taxes:399.60
20040304-0024940

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charlie Dorris, Jr., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dan P. Green and wife, Lynn Green, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in 2nd Civil District of Davidson County, Tennessee, being Lot No. 151 on the plan of Windsor Green, Phase 1, Section 2, of record in Book 6250, Page 45, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charlie Dorris, Jr. by deed from Gregory D. Clayton et ux Kelly S. Clayton, dated 2-1-99, recorded 2-16-99, in Book 11340, Page 458, Register's Office for Davidson County, Tennessee.

Miza Dorris, wife of Charlie Dorris, Jr., joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 113 Butterfield Court, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 23rd day of February, 2004.

Charlie Dorris, Jr.

Miza Dorris

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charlie Dorris, Jr. and Miza Dorris, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 23rd day of February, 2004.

Notary Public

My Commission expires:
5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006