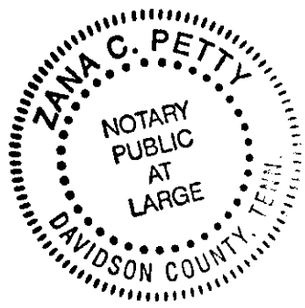
FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,500.00

X Joel a Thimell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2004

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TENNESSEE 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Joel A. Thimell	First Magnus Financial Corporation	Map 97
5517 Peninsula Park Landing	5285 East Williams Circle, Suite 2000	Group 16-O-A
Hermitage, TN 37076	Tuscon, AZ 85711	Parcel 6-CO

FOR AND IN 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 Catherine M. Turnmyre and husband, Jay Turnmyre hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto Joel A. Thimell and Alicia J. Thimell 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. 61, on the Plan of First Revision of The Peninsula, Phase One, of record in Plat Book 9700, Page 8, Register's Office for Davidson, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Catherine M. Turnmyre and husband Jay Turnmyre by Quitclaim Deed from Catherine M. Turnmyre of record in Book 11719, Page 463, dated October 26, 1999, said Register's Office. See also Warranty Deed from Frank Batson Homes, Inc. to Catherine M. Turnmyre dated August 22, 1997 of record in Book 10581, Page 908, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 9564, Page 693; Book 9754, Page 35; Book 9977, Page 359; Book 10333, Page 219; Book 11258, Page 85; Book 10973, Page 39; Book 11181, Page 371; Instrument 20030313-0033780; and Instrument 200000822-0083193, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 8, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 5517 Peninsula Park Landing, Hermitage, TN 37076

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 hands this 5th day of March, 2004.

Catherine M. Turnmyre

Jay Turnmyre

Davidson County DEEDWARR
Recvd: 03/09/04 14:37 2pgs
Fees:13.00 Taxes:778.85

20040309-0027098

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 Catherine M. Turnmyre and Jay Turnmyre, 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 Nashville, Tennessee, this 5th day of March, 2004.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.