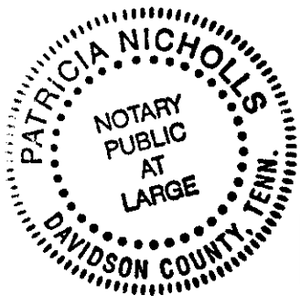
FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Heather D. Pollock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2004

Notary Public:

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Heather D. Pollock	First Magnus Financial Corp	Map 161
382 Ocala Drive	5255 E. Williams Circle S-2020	Group 8
Nashville, TN 37211	Tucson, AZ 85711	Parcel 70

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 Cynthia Lee Hess, Devisee of the Estate of Mildred Earlene Hahn hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto Heather D. Pollock 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. 105, on the Plan of Southwood Subdivision, of record in Book 2663, Pages 125 and 126, Register's Office for said County.

SAID Lot No. 105 fronts 118 feet on the northerly side of Ocala Drive and runs back 242.85 feet on the easterly line and 208.13 feet on the westerly line to a dead line, measuring 149.17 feet thereon.

Being the same property conveyed to Mildred C. Hahn by deed from Leonard Lee Hahn of record in Book 3502, Page 213, said Register's Office, dated January 18, 1963. See also deed of record in Book 3181, Page 491, said Register's Office. The said Mildred C. Hahn a/k/a Mildred Earlene Hahn now being deceased. The said Mildred Earlene Hahn died and devised the property by Will to Cynthia Lee Hess f/k/a Cynthia Lee Hahn. See Will of record in File No. 04P-491 in Probate Court of Davidson County, Tennessee.

Cynthia Lee Hess and Cynthia Lee Hahn being one and the same person.

Mildred C. Hahn and Mildred Earlene Hahn being one and the same person.

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 382 Ocala Drive, Nashville, TN 37211

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 hand this 9th day of April, 2004.

Cynthia Lee Hess, Devisee of the Estate of
Mildred Earlene Hahn

BY: Cynthia Lee Hess

Davidson County DEEDWARR
Recvd: 04/19/04 12:54 2pgs
Fees:13.00 Taxes:370.00

20040419-0044079

STATE OF GEORGIA
COUNTY OF Muscogee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within amed Cindy Hess, Devisee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that sheexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Columbus, Georgia, this 7th day of April, 2004.

My Commission Expires:
Notary Public, Muscogee County, Georgia
My Commission Expires June 23, 2007

Notary Public

