[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Pamela & Kevin J. Seats	First Magnus Financial	Map 033-16-0
1211 Williams Ridge Road	5285 East Williams Circle, Ste 200	Parcel 219
Louisville, KY 40243	Tucson, AZ 85711	11980

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205. Information furnished by the parties and a title examination was not prepared.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jerry McCloud, a married person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Pamela Seats and husband, Kevin J. Seats** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot 164-B, Zone Lot Division of Primrose Meadows, Section Two, of record in Plat Book 6900, page 104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Jerry McCloud by deed of record in Book 8809, page 771, said Register's Office.

The above described real property is not the homestead of the Grantor or his spouse and never has been. It is solely owned by the Grantor free of any interest of his current spouse.

This description is the same as was used in the last deed of record.

Davidson County DEEDWARR
Recvd: 07/14/04 09:51 2pgs
Fees:13.00 Taxes:222.00

20040714-0083716

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Plan of record in Plat book 6900, page 104, said Register's Office.

This is improved property commonly known as 1136 Apple Valley Road, Madison, Tennessee 37115.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $60,000.00.

Affiant

Subscribed and sworn to before me this 29th day of June, 2004.

Notary Public

My Commission Expires: 9/22/07

BARBARA KEMRY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of June, 2004.

Jerry McCloud

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Jerry McCloud with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of June, 2004.

BARBARA KEMP
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07