WARRANTY DEED

LARRY D. CLINTON NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

Davidson County DEEDWARR
Recvd: 07/22/04 15:06 2pgs
Fees:13.00 Taxes:1119.25

20040722-0087937

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,500.00

Deborah A Shields
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: February 10, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Shields	First Magnus Financial Corporation	Map 155-07-A Parcel 41.20
(NAME)	(NAME)	
6785 Autumnwood Drive	5285 E. Williams Circle, Suite 2000	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Tucson, AZ 85711	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Joe H. Davis and wife, Elizabeth Perry Davis**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard L. Shields and wife, Deborah A. Shields**, 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:

Land in Davidson County, Tennessee, Being Lot No. 16 on the final plat of Poplar Creek Estates, Phase IV, Subdivision, of record in Plat Book 9700, Page 195, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joe H. Davis and wife, Elizabeth Perry Davis from Jack D. Vandercook, Jr., and Mary Thom Vandercook, both unmarried by Warranty Deed dated January 31, 1900 recorded in Instrument #200002090013324, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is made subject to any and all existing restrictions, setbacks, zoning regulating, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

2004 property taxes shall be the responsibility of the Grantees when due and payable.

This is improved property, known as 6785 Autumnwood Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 21st day of July, 2004.

Joe H. Davis

Elizabeth Perry Davis

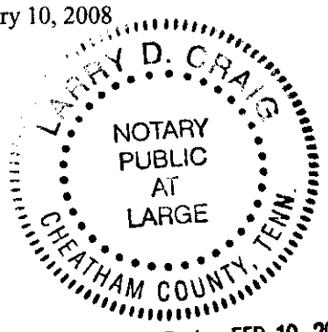
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, Joe H. Davis, and wife, Elizabeth Perry Davis the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this: 7/21/2004.

Commission expires: February 10, 2008



My Commission Expires FEB. 10, 2008

Larry D. Craig Notary Public