Davidson County DEEDWARR
Recvd: 08/09/04 08:05 2pgs
Fees:13.00 Taxes:727.79

20040809-0095401

WARRANTY DEED

B-VP-04-7824

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,700.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-6-06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Obuchowski	First Magnus Financial Corp.,	
7824 Harpeth View Drive (ADDRESS)	(NAME) 5285 E. Williams Circle, Ste. 2000 (ADDRESS)	156-A-B-11 CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Tucson, AZ 85711 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we C. JOSEPH MUNIZ AND TUYET PHAM, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRIAN OBUCHOWSKI AND WIFE, ANTOINETTE MATHIEU, hereinafter called the Grantee(s), their heirs and assigns, that 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. 11 on the Plan of Harpeth View Subdivision, of record in Plat Book 6900, Page 319, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to C. Joseph Muniz and spouse, Tuyet Pham by Deed dated May 21, 1999 and filed for record on May 28, 1999 in Book 11500, Page 259, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter filed for record in Book 7306, Page 411 and Book 10940, Page 614, in the Register's Office for Davidson, Tennessee.

Public Utility Easements of record in Deed Book 8436, Page 543 and Book 8436, Page 546, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Restrictive Convenants of record in Deed Book 7112, Page 341, Book 7242, Page 537 and Book 10940, Page 605, Register's Office of said County.

By-Laws filed of record in Book 7112, Page 350 and Book 10940, Page 619, in the Register's Office for Davidson, County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7824 Harpeth View Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 2nd day of August, 2004.

C. Joseph Muniz by Mary Catherine McAnulty, Attorney-In-Fact

C. Joseph Muniz by Mary Catherine McAnulty, Attorney-In-Fact

Tuyet Pham by Mary Catherine McAnulty, Attorney-In-Fact

Tuyet Pham by Mary Catherine McAnulty, Attorney-In-Fact

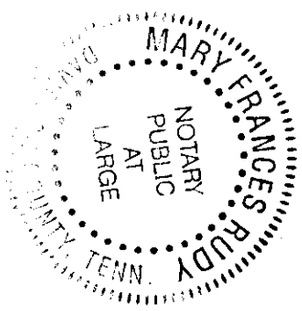
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Catherine McAnulty, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of C. Joseph Muniz and Tuyet Pham and acknowledged that he/she executed the same as the free act and deed of the said C. Joseph Muniz and Tuyet Pham.

Witness my hand and official seal at
Nashville, Tennessee
on this the 2nd day of August, 2004.

Mary Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7-29-06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903