Davidson County DEEDWARR
Recvd: 09/23/04 15:31 2pgs
Fees:13.00 Taxes:277.50

20040923-0115162

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 107
Nashville, TN 37215

TAMMY D. SULCER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

03-0409-32217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Elaine Williamson
Affiant

Subscribed and sworn to before me, this 16th day of September, 2004.

Tammy D Sulcer
Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Terry Palmer	First Magnus Financial Corp.	64-04-0-057
4608 Woodview Circle	603 N. Wilmot	
Old Hickory TN 37138	Tucson, AZ 85711	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Erick S. Jones and wife, Cheryl L. Jones, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Terry Palmer, hereinafter called the Grantees, their successors 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. 29 A, on the Plan of Zone Lot Division Lot 29, Lake Country, of record in Book 5200, Page 493, amended in Book 5800, Page 308, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Erick S. Jones and wife, Cheryl L. Jones, by deed from Jon M. Stansell and wife, Melissa A. Stansell, of record in Book 10076, Page 581, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4608 Woodview Circle, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 16th day of September, 2004.

Erick S. Jones

Cheryl L. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Erick S. Jones and Cheryl L. Jones, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 16th day of September, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05