Record 1st Box 04

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE OF THIS TRANSFER, WHICHEVER IS GREATER IS: $326,500.00

Affiant

Subscribed and sworn to before me this day of ____, 2004

Notary Public
My Commission expires: ____
(Affix Seal)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/28/04 13:28 2pgs
Fees:13.00 Taxes:1208.05

20041228-0153073

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Angela D. Jackson	First Magnus Financial dba Charter Funding	091-15-0-339.00
4706 Elkins Avenue	5355 Mira Sorrento Place Suite 250	
Nashville, TN 37209	San Diego, CA 92121	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **William E. Newman and William H. Smallman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Angela Dawn Jackson, a single woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of the block of land marked International Exposition Building on the Plan of the Charlotte Park Company's First Addition to Nashville as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

Beginning on the Northerly margin of Elkins or Second Avenue 75 feet westerly from the westerly margin of 47th Avenue North, formerly 6th Street, running thence northerly and parallel with 47th Avenue North 150 feet to the southerly margin of an alley, thence westerly with the southerly margin of said alley 75 feet, thence southerly and parallel with 47th Avenue North 150 feet to the northerly margin of Elkins Avenue, thence easterly with the northerly margin of said Avenue 75 feet to the beginning.

Being the same property conveyed to William E. Newman and William H. Smallman, by deed from C. Runcie Clements, IV and George Clements, on August 14, 2002, of record in Instrument Number 20020816-0099436, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 103, Register's Office Davidson County, Tennessee.

This is improved property known as: **4706 Elkins Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 8, 2004.

William Smallman

William Newman

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William H. Smallman** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 8, 2004

My commission expires _____

_____
Notary Public

JON C. GUTTREE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF ALABAMA
COUNTY OF Jefferson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William E. Newman** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 8, 2004

My commission expires _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar 14, 2007
BONDED THRU NOTARY PUBLIC UNDERWRITERS

_____
Notary Public