Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $150,380.00

Affiant

Subscribed and sworn to before me, this 1st day of April, 2005.

Notary Public
My commission expires:

03-0501-32477

Address of New Owner:	Send Tax Bills to:	Tax Information
Daniel T. Miller 915 19th Avenue North Nashville, TN 37208	First MAGNUS Financial Corp. 6603 N. Wilmot Tucson, AZ. 85711	092-07-0-057.00

Davidson County DEEDWARR
Recvd: 04/06/05 15:52 2 pgs
Fees:13.00 Taxes:556.41
20050406-0038100

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, **Murphy Goodman and wife, Sonya B. Goodman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Daniel T. Miller and wife, Ligaya Miller**, 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. 8, on the Plan of C.R. Badoux's Subdivision of part of Lot 14 of Harding Lytle Tract, of record in Book 161, Page 41, erroneously referenced as Page II in the prior deeds of record, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 40 feet on the westerly side of 19th Avenue North formerly Hudson or Walnut Street and runs back with the southwesterly margin of Hermosa Street, 150 feet to an alley and measures 43 feet thereon.

Included in the herein described tract but specifically excluded therefrom is the following described property:

Beginning at a point, said point being the intersection of the present westerly margin of the 19th Avenue North and the present southerly margin of Hermosa Street; thence in a southeasterly direction with the present westerly margin of 19th Avenue North for a distance of 20.92 feet, more or less, to a point; thence in a northerly and westerly direction along a curve to the left having a control angle of 79 deg. 51 min. and having a radius of 25.00 feet for a distance of 34.84 feet, more or less, to a point; said point being the end of curve and lying on the present southerly margin of Hermosa Street; thence in an easterly direction with the present southerly margin of Hermosa Street for a distance of 20.92 feet, more or less, to the point of beginning and containing in area approximately 88 square feet.

Being the same property conveyed to Murphy Goodman and wife, Sonya B. Goodman, by deed from Resolution Trust Corporation as receiver of Investors Federal Savings Bank Nashville, Tennessee and Resolutions Trust Corporation as conservator for Investors Savings Bank, FSB Nashville, Tennessee and successor in interest to Investors Federal Savings Bank, of record in Book 8135, Page 805, Register's Office for Davidson County, Tennessee.

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 915 19th Avenue North, Nashville, TN 37208

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 1st day of April, 2005.

Murphy Goodman

Sonya B. Goodman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Murphy Goodman and Sonya B. Goodman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 1st day of April, 2005.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires: 02/22/09