THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:

First Magnus Financial Corp.
6005 North Wilmot
Tucson, AZ 85711
MAP PARCEL NUMBERS 133-16-42.00

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/02/05 15:35 2 pgs
Fees:13.00 Taxes:429.20

20050502-0048745

WARRANTY DEED

THIS INDENTURE, made and entered into this 28th day of April, 2005, by and between **Bertram Pride and Gwenyth Pride, husband and wife**, party of the first part, and **Dung Tien Dinh, ~~and Dung Ngoc Dinh, both unmarried~~** UNMARRIED, party of the second part,

WITNESSETH: That for and in consideration of **$116,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Highview Acres, Section 2, as of record in Book 2854, page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bertram W. Pride and wife, Gwenyth J. Pride by deed from Billy Anderson and wife, Sonjia Anderson, filed of record in Book 9534, page 568, dated 11/30/94 and recorded 12/01/94, Register's Office for Davidson County, Tennessee.

The property is on a corner lot and is also known as 4849 Jonquil Drive

This property is also known as 201 Verbena Drive, Nashville, TN 37211

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 said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part 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.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Bertram Pride

Gwenyth Pride

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bertram Pride and Gwenyth Pride, husband and wife** 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 Notarial Seal at office this 28th day of April, **20 05**.

My commission expires 9-22-07

Notary Public

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$116,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of April, 2005

CATHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 25, 2006

PROPERTY ADDRESS:
201 Verbena Drive
Nashville, TN 37211