This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050203

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

Davidson County DEEDWARR
Recvd: 05/19/05 14:13 2 pgs
Fees:13.00 Taxes:717.80

20050519-0056751

Send Tax Bills To:
First Magnus Fin. Corp
603 N. Wilmot
Tucson, AZ 85711

New Owner is:
5436 Reagan Run
Antioch, TN 37013
Calvin Hunt

MAP: 162-16-O-D-32.00CO
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Yvonne K. Eickelman and Mary Jane Springer**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Calvin Hunt, married** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 39 on the Plan of Honey Brook Subdivision, Section Two, of record in Book 7900, page 297, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Yvonne K. Eickelman and Mary Jane Springer, as joint tenants with rights of survivorship, from William Bailey Vaughn, Trustee, by Quitclaim Deed dated May 15, 1998 and recorded May 15, 1998 in Book 10934, page 427, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28 day of April, 2005.

GRANTOR:

Yvonne K. Eickelman

Mary Jane Springer

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Yvonne K. Eickelman and Mary Jane Springer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28 day of April, 2005.

CYLTHE COND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires Nov. 25, 2006

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $194,000.00.

Affiant

SWORN TO and subscribed before me this 28 day of April, 2005

CYLTHE COND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires Nov. 25, 2006

My commission expires: