Davidson County DEEDWARR
Recvd: 05/27/05 15:11 2 pgs
Fees:13.00 Taxes:495.80
20050527-0060353

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Shirley Graham
426 Tampa Drive
Nashville, TN 37211

SEND TAX BILL:

Mortgagee

MORTGAGEE:
First Magnus Financial Corp.
603 N. Wilmot
Tucson, AZ 85711

MAP AND PARCEL:
MAP 133-12
PARCEL 100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Roy F. Huddleston, unmarried, and Frank R. McCool, married**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Shirley Graham, a ~~single woman~~** *AND HUSBAND DENNIE KEITH GRAHAM ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Windsor Park, as of record in Plat Book 3600, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Roy F. Huddleston and Frank R. McCool, by deed from James Roberts dated October 1, 2004, of record in Instrument No. 20041006-0120523, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is not now nor has it ever been the primary residence of the Grantor herein. Solely used as investment property.

This is improved property known as 426 Tampa Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 23rd day of May, 2005.

Roy F. Huddleston

Frank R. McCool

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Roy F. Huddleston and Frank R. McCool, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 23rd day of May, 2005.

Notary Public

My Commission Expires: 9-30-05

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $134,000.00.

AFFIANT

Subscribed and sworn to before me
this 23rd day of May, 2005.

NOTARY PUBLIC

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 10, 2008

My Commission Expires: _____