WARRANTY DEED

G-FM-05-4254

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William F. Fox	First Magnus Financial	
4254 Woods Street	(NAME) 7000 N. Mopac, Ste. 330	64-13-2
(ADDRESS) Old Hickory, Tennessee 37138	(ADDRESS) Austin, TX 78731	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THOMAS N. CRIPPS AND MARY R. CRIPPS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM F. FOX AND WIFE, LUCY FOX, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee being Lot 2, FINAL PLAT OF LOTS 37-39 BERRYVILLE, as shown on plat of record in Instrument No. 200401210008064, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Thomas N. Cripps and wife, Ruth Cripps by Warranty Deed recorded February 20, 1953 in Book 2136, Page 163, Register's Office for Davidson County, Tennessee (Lot 37) Being the same property conveyed to Thomas N. Cripps and wife, Mary R. Cripps by Warranty Deed recorded March 3, 1953 in Book 2137, Page 308, Register's Office for Davidson County, Tennessee (Lots 38 and 39). Declaration of Street Closing recorded in Book 2271, Page 437, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4254 Woods Street, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 27th day of May, 2005.

Thomas N. Cripps by Darlena Clark, attorney-in-fact
Thomas N. Cripps by Darlena Clark, Attorney-In-Fact

Mary R. Cripps by Darlena Clark, attorney-in-fact
Mary R. Cripps by Darlena Clark, Attorney-In-Fact

Davidson County DEEDWARR
Recvd: 06/09/05 14:22 2 pgs
Fees:13.00 Taxes:351.50

20050609-0066240

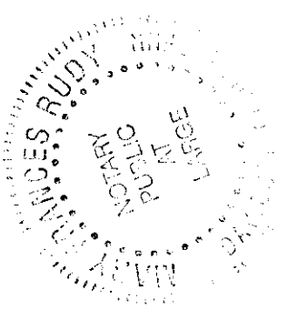
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Darlena Cripps Clark, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Thomas N. Cripps and Mary R. Cripps and acknowledged that he/she executed the same as the free act and deed of the said Thomas N. Cripps and Mary R. Cripps.

Witness my hand and official seal at Nashville Tennessee
on this the 27th day of May, 2005.

Mary Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7-29-06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903