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# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/14/05 11:11 2 pg
Fees:13.00 Taxes:383.99

20050614-0067833

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 98,375.00

Brenda Hickman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF June 2005

DANIEL L. SMITH
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

My Commission Expires SEPT. 22, 2007

**THIS INSTRUMENT WAS PREPARED BY**
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 101, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brenda Hickman | First Magnus Financial Corp. | MAP 71-5 |
| (NAME) | (NAME) | |
| 2005 Baptist World Center | 7000 N Mopac Ste 330 | PARCEL 53.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | Austin, TX 78731 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Allison Y. Patton, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brenda Hickman, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 13th Civil District of Davidson County, Tennessee, being Lot No. 15 in the E.T. Brown's Subdivision of parts of Lots Nos. 9 and 10 of Brooklyn, as of record in Plat Book 332, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said Lot.

Being part of the same property conveyed to Allison Y. Patton, Unmarried by Warranty Deed from Reneta L. Harris, unmarried, dated November 12, 2004, of record by Instrument No. 20041116-0137744 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved ( X ) property, known as 2005 Baptist World Center Drive, Nashville, TN 37207
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 10th day of June, 2005

Allison Y. Patton

Allison Y. Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allison Y. Patton, Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville in said County, this 10th day of June 2005.

Commission expires 9/28/07

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public