WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

Subscribed and sworn to before me, this 20th day of June, 2005

Notary Public

MY COMMISSION EXPIRES: 9/20/08
(AFFIX SEAL)

JUDY S. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/05/05 12:20 2 pgs
Fees:13.00 Taxes:573.50

20050705-0076765

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack George	First Magnus Financial Corp.	60-4
(NAME)	(NAME)	(MAP)
6851 East Old Murfreesboro Road	7000 North Mopac Suite 330	85
(ADDRESS)	(ADDRESS)	(PARCEL)
Lebonan, TN 37090	Austin, TX 78731	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Jennifer S Dunlap, Trustee, with full power to sell, transfer and convey without joinder of any beneficiary, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jack George , hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

TRACT 1:
LAND in Davidson County, TN, BEING Lot No. 1, on the Plan of Section 1, Ewing Place, of record in Plat Book 4060, page 30, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

TRACTS 2 & 3:
LAND in Davidson County, TN, BEING two parts of Lot No. 2, on the Plan of Real Estate of William Phillips, of record in Plat Book 57, page 21, Register's Office for Davidson County, TN, and described according to a survey dated June 23, 1978, by Donald W. Fortner, as follows:

Tract 2:

BEGINNING at an iron pin in the northerly right of way of Ewing Lane, said pin being North 29 deg. 16' west of a concrete monument marking the southeast corner of John Thomas Vardell's property as recorded in Book 4158, page 303, Register's Office for Davidson County, Tennessee, thence North 4 deg. 24' East 212.32 feet to an iron pin, thence North 82 deg. 50' West 150.44 feet to a concrete monument; thence south 67 deg. 27' East 114.33 feet to a concrete monument; thence south 29 deg. 15' East 76.13 feet to the point of beginning, containing 0.51 acres, more or less.

Tract 3:

BEGINNING at a concrete monument in the northerly margin of Ewing Lane, marking the southwest corner of John Thomas Vardell's property as recorded in Book 4158, page 303, Register's Office for Davidson County, Tennessee; thence North 29 deg. 15' West 140.04 feet to a concrete monument; thence South 4 deg. 24' West 168.26 feet to an iron pin in the northerly margin of Ewing Lane; thence North 60 deg. 34' East 93.23 feet to the point of beginning, containing 0.15 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTIONS BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIPTION:

BEGINNING at a point in the north margin of Ewing Drive East, said point being along the said north margin of northeastwardly 92 feet, more or less, from the southeast corner of the G. W. McCutchen property; thence north 27 deg. 07 minutes 58 seconds west 4.40 feet to a point; thence north 63 deg. 25 minutes 42 seconds east 12.36 feet to a point; thence along a curve right having a radius of 1157.92 feet

northeastwardly for 80.39 feet to a point; thence south 27 degrees 01 minute 58 seconds east 5.87 feet to a point in the said north margin; thence along the said north margin southeastwardly 92.0 feet to the point of beginning and containing 531 square feet.

Being part of the same property conveyed to Landon Vardell by deed from Jennifer S. Dunlap, Trustee, with full power to sell, transfer and convey without joinder of any beneficiary, of record in Instrument No. 20050218-0018533, and further conveyed to Jennifer S. Dunlap, Trustee, with full power to sell, transfer and convey without joinder of any beneficiary, by Quitclaim Deed from Landon Vardell, of record in Instrument No. 20050524-0058308, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 241 Broadmoor Drive, Nashville, Tennessee 37207

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/our hand(s) this 20th day of June, 2005.

Jennifer S Dunlap, Trustee

Jennifer S Dunlap, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jennifer S Dunlap, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath(s) acknowledged herself to be the within named bargainor(s), and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 20th day of June, 2005.

Notary Public

KELLY A. GADKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/24/2009