Davidson County DEEDWARR
Recvd: 07/19/05 11:21 2 pgs
Fees:13.00 Taxes:299.33

20050719-0083696

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 2005

Notary Public

MY COMMISSION EXPIRES: 11-25-08
(AFFIX SEAL)

MARK A. ELLMORE JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Horace Dandridge (NAME)	First Magnus Financial Corp, (NAME)	MAP 59-12
19265 Cooley (ADDRESS)	603 North Wilmont (ADDRESS)	PARCEL 22
Detroit, MI 48219 (CITY) (STATE) (ZIP)	Tuscon, AZ 85711 (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, Gregg Bolton and wife, Cynthia Bolton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Horace Dandridge

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 Davidson County, Tennessee, Being Lot No. 49 on the Plan of Highland Trace Subdivision, Section II, of record in Plat Book 5200, Page 616, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Gregg Bolton and wife, Cynthia Bolton by Quitclaim Deed from Dublin Investments, LLC, dated December 8, 2004, of record by Instrument No. 20041230-0154719 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.

Sandra J. Patton executed this instrument as Attorney-in-fact on behalf of Gregg Bolton and wife, Cynthia Bolton, pursuant to the Power of Attorney recorded at Instrument No. X in the Register's Office for Davidson County, Tennessee.

*20050719-0083695

unimproved ( )
This is improved (X) property, known as 2540-2542 Highland Trace 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 our hand s this 15th day of July, 2005

Gregg Bolton
By: Sandra J. Patton Attorney in fact
Sandra J. Patton, Attorney-in-fact

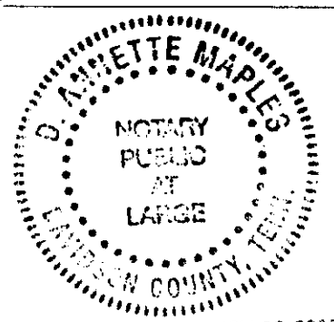
Cynthia Bolton
By: Sandra J. Patton Her Attorney in fact
Sandra J. Patton, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of July, 2005, before me, the undersigned, a Notary Public in and said for County and State, personally appeared **Sandra J. Patton,** to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Gregg Bolton and wife, Cynthia Bolton,** as their attorney in fact, being authorized to do so, and acknowledged that she executed the same as the free act and deed of the said **Gregg Bolton and wife, Cynthia Bolton**

Witness my hand and official seal at Goodlettsville, Tennessee, this the 18th, day of July, 2005.

Commission Expires:_____



My Commission Expires NOV. 25, 2006

D. Annette Maples
Notary Public

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 _____, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this ____ day of _____, 2005.

Commission Expires: _____

_____
Notary Public