This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 07/29/05 15:21 3 pgs
Fees:18.00 Taxes:416.25
20050729-0089186

ADDRESS NEW OWNER:
James W. Backner
3204 Willow Canyon St.
Thousand Oaks, CA 91362

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Magnus Financial Corp.
7000 North Mopac, Suite 330
Austin, TX 78731

MAP **150-2**
GROUP
PARCEL **178**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James A. Bradbury and Ollie Earlene Bradbury,as tenants in common, and James A. Bradbury and Ollie E. Bradbury as trustees ofThe James A. & Ollie E. Bradbury Revocable Living Trust** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **James W. Backner**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located **in Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 56, on the Plan of Revised Section One, Harbor Gate, of record in Plat Book 5200, page 712, Register's Office, Davidson County, Tennessee.

Being a portion of the property conveyed to The James A. & Ollie E. Bradbury Revocable Living Trust by Quitclaim Deed from James A. and Ollie Earlene Bradbury of record in Book 10457, page 750, Register's Office for Davidson County, Tennessee. a portion of the property conveyed to James A. Bradbury and Ollie Earlene Bradbury as tenants in common by Special Warranty Deed of record in Deed Book 8666, page 858, said Register's Office. Ollie E. Bradbury and Ollie Earlene Bradbury is one in the same person.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is **improved** property known as **809 & 811 Holder Court, Nashville, Tennessee 37217.**

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, his heirs and assigns , forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 **the** 27th day of **July, 2005.**

The James A. and Ollie E. Bradbury Revocable Living Trust

By: James A. Bradbury, Trustee
James A. Bradbury, Trustee

By Ollie E. Bradbury, Trustee
Ollie E. Bradbury, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **James A. Bradbury and Ollie E. Bradbury** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged themselves to be the **Trustees** of **The James A. and Ollie E. Bradbury Revocable Living Trust,** the within named bargainor, and that they with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the trust as such authorized trustees.

WITNESS my hand and official seal this 27th day of July, 2005.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

WITNESS my hand this **the** 27th day of **July, 2005.**

James A. Bradbury, Individually

Ollie E. Bradbury, Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **James A. Bradbury and Ollie E. Bradbury,** the bargainors, 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 within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of July, 2005.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $112,500.00.

Gene M. Floyd
AFFIANT

Subscribed and sworn to before me on this 27th day of July, 2005.

Ulisa Seagraves
NOTARY PUBLIC

LARCE

My Commission Expires: 11-26-2005