PLEASE RETURN TO: AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 08/31/05 12:01 2 pgs
Fees:13.00 Taxes:462.13
20050831-0104248

20B

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $124,900.00

Marine Weaver
Affiant

Subscribed and sworn to before me this 24th day of August, 2005.

Mary Birthright
Notary Public
My commission expires: 11/24/07

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
Jason Light	FIRST MAGNUS FINANCIAL CORP	072-13-0-333.00
3602 Golf Street	7000 NORTH MOPAC, STE 330	
Nashville TN 37216	AUSTIN, TX 78731	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cotton Avenue Investments, LLC**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Jason Light,** hereinafter called the Grantees, their successors 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 the Easterly half of Lot No. 24 on the Plan of Sharpe and Horns Fourth Addition to Nashville, of record in Book 161, Page 172, Register's Office for said County.

Said Easterly half of Lot No. 24 fronts 50 feet on the southerly side of West Douglas Avenue, formerly Hinton Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Cotton Avenue Investments, LLC, by quitclaim deed from Alan Williams, dated August 24, 2004, of record in Instrument No. 20040908-0108200, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1014 Douglas Avenue, Nashville, TN 37206

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24th day of August, 2005.

Cotton Avenue Investments, LLC

By: _____
Alan K. Williams
its Member

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alan K. Williams, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a member of Cotton Avenue Investments, LLC, the within named bargainor, and that he is authorized by Cotton Avenue Investments, LLC to execute this instrument on its behalf and in the capacity thereof.

Witness my hand in Nashville, TN, this 24th day of August, 2005.

Alan K. Williams

~~Diane K. Mann~~ DEBORAH K. DEVINE
State of Tennessee at Large

My Commission expires ~~02/22/09~~
11/22/08

