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

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $213,000.00**

Jessica McBatt
**Affiant**

**Subscribed and sworn to before me, this 20th day of December, 2005.**

Lissa Groom
**Notary Public**
**My commission expires:** 12.30.05

**03-0512-33269**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Robert W. Trivette | FIRST MAGNUS FINANCIAL CORP | 151-09-0-A-158 |
| 105 Cambridge Close | 603 N. WILMONT | |
| Antioch TN 37013 | TUCSON, AZ. 85711 | |

## 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, Elisabeta Gabriela Gheorghe and husband, Constantin Gheorghe, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert W. Trivette and wife, Cathy A. Trivette, 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 Lot No. 158, on the Plan of Phase II, Section I, Long Hunter Chase, of record in Book 7900, Pages 763 and 764, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Elisabeta Gabriela Gheorghe and husband, Constantin Gheorghe by deed from Robert T. Marbury, an unmarried man, dated May 19, 2003, of record in Instrument No. 20030603-0075667, 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 105 Cambridge Close, Antioch, TN 37013

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our 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.

Davidson County DEEDWARR
Recvd: 12/29/05 10:49 2 pgs
Fees:13.00 Taxes:788.10
20051229-0156070

WITNESS my hand this 20th day of December, 2005.

Elisabeta Gabriela Gheorghe

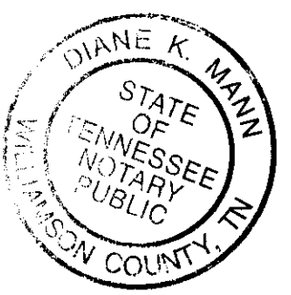
Constantin Gheorghe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elisabeta Gabriela Gheorghe and Constantin Gheorghe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 20th day of December, 2005.

Diane K. Mann
State of Tennessee at Large




My Commission expires 02/22/09