THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
First Magnus Financial Corporation
603 N. Wilmont
Tuscon, AZ 85711

MAP PARCEL NUMBERS 147-03-A-8.00

Davidson County DEEDWARR
Recvd: 01/25/06 10:28 2 pgs
Fees:13.00 Taxes:105.45

20060125-0009412

WARRANTY DEED

THIS INDENTURE, made and entered into this 20th day of January, 2006 by and between **Angie Smith**, married, party of the first part, and **Sweden Kwenda and Esinath Chihombori, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$28,500.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashvillee County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee being Unit A-8 of Harding PLace Condominiums created under Title 66, Chapter 27, Section 101 et. seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6104, Page 725, Register's Office for Davidson County, together with the undivided percentage interest in the sommon elements appurtenant to said unit set forth in Exhibit A-1 of said Master Deed. Reference is hereby to the Plat of Harding Place Condominium of record in Book 5200, Page 571, Register's Office for said county for a more complete identification and description of such unit.

Being the same property conveyed to Angela Maria Smith, a married woman, By Deed from Niventi Investments, Inc. A Tennessee Corporation , at Instrument No. 200503210030417, dated March 16, 2005 and recorded March 21, 2005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); Any and all matters of Plat in Book 5200, Page 571, Restrictions of record in Book 10053, Page 717, Master Deed of Record in Book 6104, Page, 725, any and all zoning regulations, setback lines, building restrictions, easements, charters of record in Book 608, Page 872 , by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Angie Smith

Angie Smith

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Angie Smith,** married to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 20th day of January, 2006

My commission expires 1-27-07

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$28,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20th day of January, 2006.

My Commission Expires 1-27-07

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

PROPERTY ADDRESS:
441 Harding Place
A-8
Nashville, TN 37211

Name and address of New Owner