WARRANTY DEED

P-06-506

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,557.00

Affiant

Subscribed and sworn to before me this 24th DAY OF May 2006

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manuel Muro	First Magnus Financial	
5906 Obrien Ave	(NAME) 7000 North Mopac, Ste 330	91-13-303
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Austin, TX 78731	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we WAYNE A. BROWN AND SHIRLEY S. BROWN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MANUEL MURO AND ROSIO JUAREZ, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Legal Description - See Exhibit A

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5906 Obrien Ave, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 06/05/06 13:58 3 pg:
Fees:18.00 Taxes:464.56

20060605-0066200

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 my/our hand(s) this 24th day of May, 2006.

Wayne A. Brown

Shirley S. Brown

STATE OF TENNESSEE

COUNTY OF Davidson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Wayne A. Brown and Shirley S. Brown personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17th day of May, 2006.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800

EXHIBIT A

Land in Davidson County, Tennessee, Being Lot No. 74 on the Plan of West Nashville Heights, of record in Book 332, page 127, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Included in the above referenced description but Expressly Excluded herefrom is the following described tract of land, which was conveyed to the State of Tennessee, by instrument of record in Instrument #: 20020222-0023212, said Register's Office and described as follows:

Beginning at a point on the southern proposed right of way of I-40, said point located on the southeast corner of the property, the common corner with property owned by Glenda Horton, of record in Book 10744, page 894, Register's Office for Davidson County, and being 14.832 meters (48.66 feet) right of Ramp B survey centerline station 520+002.191; thence, north 04 degrees 59 minutes 12 seconds west along the common line, and being 1.154 meters (3.79 feet) to a point located on the northwestern corner of the property, the common corner with property owned by Glenda Horton, said point located also on the sothern existing right of way of a 3.658 meters (12.00 feet), more or less, wide alley, and being 13.700 meters (44.948 feet), more or less, right of Ramp B survey centerline station 520+202.200, more or less, thence north 80 degrees 30 minutes 11 seconds east along the existing alley right of way; and being 15.287 meters (50.155 feet) to a point located on the northeastern corner of the property, the common corner with property owned by Joyce Fralix, said point also located on the southern proposed right of way of I-40, and being 14.455 meters (47.42 feet) right of Ramp B survey centerline station 520+017.760; thence south 76 degrees 13 minutes 23 seconds west along the proposed right of way of I-40, and being 15.421 meters (50.594 feet) to the Point of Beginning, containing 8,800 square meters (95 square feet), more or less.

Being the same property conveyed to Wayne A. Brown and wife, Shirley S. Brown by deed from Sarah Frances Netherton and Terry Eugene Netherton, dated January 3, 2005, of record in Instrument No. 20050110-003918, said Register's Office.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UINSATISFACTORY WHEN RECEIVED