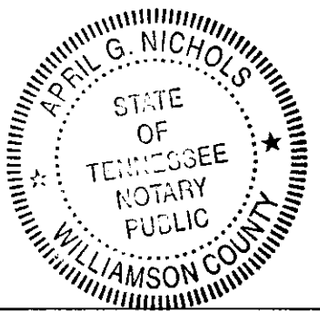
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 10-26-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142

Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randolph Williamson	First Magnus Financial Corporation, An Arizona Corporation	147-4-57
(NAME)	(NAME)	
309 Wallace Road	7000 North Mopac Suite 330	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Austin, TX 78731	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mohammed Abulaban, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randolph Williamson _____, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 1 on the Plan of Resubdivision of Beverly Heights Section 2 of record in Instrument No. 20051027-0130026, said Register's Office.

Being the same property conveyed to Mohammed Abulaban, by deed of record in Instrument No. 20050318-0030105, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Mohammed Abulaban by Ahmed Abulaban as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060620-0073425, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 309 Wallace Road, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Davidson County DEEDWARR
Recvd: 06/20/06 10:09 2 pgs
Fees:13.00 Taxes:366.30

20060620-0073426

Witness my hand this 12th day of June, 2006.

Mohammed Abulaban by Ahmed Abulaban his Attorney in Fact.

Mohammed Abulaban

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 12th day of June, 2006, before me personally appeared Ahmed Abulaban, the person who executed the foregoing instrument on behalf of Mohammed Abulaban and who acknowledged that he executed the same as the free act and deed of the said Mohammed Abulaban, through Power of Attorney granted him by the said Mohammed Abulaban

Witness my hand and official seal at Nashville, Tennessee this 12th day of June, 2006.

Commission expires:

Notary Public

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County