Davidson County DEEDWARR
Recvd: 07/26/06 11:51 1 pgs
Fees:13.00 Taxes:351.50
20060726-0090180

WARRANTY DEED

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AT-20060158

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th day of July, 2006.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Barbara Harris	First Magnus Financial Corporation	082-04-0 068.00
1109 B North 8th Street	7000 North Mopac, Suite 330	
Nashville, TN 37207	Austin, TX 78731	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Steven Turner, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Barbara Harris, a single person, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being the Northerly 20.5 feet of Lot No. 311, and the Southerly 29.5 feet of Lot No. 312 on the map of Oakwood Park, as of record in Book 421, page 12, Register's office for Davidson County, Tennessee.

Said part of said lots adjoin and front together 50 feet on the easterly side of North 8th Street and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Steven Turner by Warranty Deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C. dated March 24, 2006 and recorded May 5, 2006 in Instrument # 20060505-0052870, Register's Office for Davidson County, Tennessee and by Substitute Trustee's Deed dated November 15, 2005 and recorded February 7, 2006 in Instrument # 2006207-0015089 and by Deed dated July 31, 1995 and recorded on August 30, 1995 in Book 9778, page 237, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1109 B North 8th Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 July, 2006

Steven Turner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Steven Turner , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 24th day of July, 2006.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY