Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref: Title No: 47930

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/02/06 09:13 3 pgs
Fees:18.00 Taxes:943.50
20060802-0093742

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Abigail C. Montgomery 1209 Sigler Street Nashville, Tennessee 37203	First Magnus Financial Corporation, an Arizona Corporation 603 N. Wilmot Tucson, Arizona 85711

TAX MAP-PARCEL NUMBERS: 09313026900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$255,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marlea D. Hardin , unmarried and Mary MacKendrick , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Abigail C. Montgomery** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly half of Lot No. 3 on the Plan of the McCall Heirs' Subdivision of certain lots in Sigler's Addition, as of record in Book 161, page 61, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 50 feet on the southerly side of Sigler Street and runs back between parallel lines 206.5 feet, more or less, to an alley.

Being the same property conveyed to Marlea D. Hardin and Mary Mackendrick, both unmarried by deed from Dollye Scales, unmarried of record in Book 11364, page 458, dated February 24, 1999, Register's Office for Davidson County, Tennessee.

Description Reference: Described from source materials examined by the attorney preparing this conveyance.

This conveyance is subject to: Taxes for 2006, and subsequent years; subject to the Matters set out on the Plan, with Owner's Certificate, of record in Book 161 Page 61, said Register's Office.

This instrument is executed on behalf of Marlea D. Hardin , unmarried Mary MacKendrick , unmarried by Steven Myers as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 1209 Sigler Street, Nashville, Tennessee 37203

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of July, 2006 .

Marlea D. Hardin by Steven Myers — Mary MacKendrick

Marlea D. Hardin By:Steven Myers, Atty-in-Fact

Mary MacKendrick By:Steven Myers, Atty-in-Fact

Atty-in-Fact by Steven Myers Atty-in-Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Steven Myers** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Marlea D. Hardin , unmarried Mary MacKendrick , unmarried** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 28th day of July, 2006

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN. — My Commission Expires JULY 21, 2007

Notary Public

My Commission Expires: _____

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $255,000.00

Montgomery

Affiant

Sworn and subscribed before me this 28th day of July, 2006

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN. — My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Marlea D. Hardin , unmarried Mary MacKendrick , unmarried

TO: Abigail C. Montgomery

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Steven Myers, Affiant

Sworn to and subscribed before me this

28th day of July, 2006

Notary Public

My Commission Expires:

KRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007