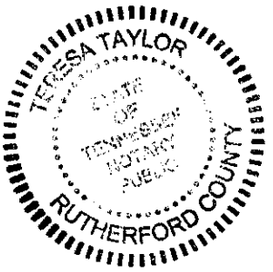
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Jewel D. Farris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2006.

Teresa Taylor
Notary Public

MY COMMISSION EXPIRES: 8-20-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 08/17/06 10:54 2 pgs
Fees:13.00 Taxes:388.50
20060817-0101500

20060241

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott A. Barton	First Magnus Financial Corporation, an Arizona Corporation	Map 119-10, Parcel 45.00
(NAME)	(NAME)	
2687 Hartford Drive	7000 North Mopac, Suite 330	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	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, I, **Judy Grace Berryhill, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott A. Barton, Married,** 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:

BEING Lot No. 1 on the Plan of Hartford Heights as of record in Book 4350, page 64, Register's Office for Davidson County, Tennessee. Beginning at an iron pin lying on the southerly margin of Hartford Drive, said iron pin lying 146.69 feet from the easterly margin of Whitsett Road (as widened); thence running in a northerly direction with the southerly margin of Hartford Drive around a curve to the left, having a radius of 150 feet, a distance of 16.96 feet to a point; thence continuing along said southerly margin of Hartford Drive north 49 degrees 33' east a distance of 57.2 feet to a point; thence around a curve to the right, having a radius of 452.46 feet, a distance of 76.65 feet to a point, said point being the herein described property as of record in Book 4003, page 324, Register's Office for Davidson County, Tennessee; thence leaving said southerly margin of Hartford Drive and running with the said Walter B. Clemons westerly property line south 1 degree 28' 03" East a distance of 239.32 feet to a point lying on the northerly property line of S.A. Huddleston Property as of record in Book 1782, page 333, Register's Office Davidson County, Tennessee, said point also being the southwest corner of the said Walter B. Clemons Property; thence with the said S. A. Huddleston's northerly line south 89 degrees 37' 30" west a distance of 26.0 feet to a point, said point further described as being the southwest corner of the herein referred to tract; thence leaving the said S. A. Huddleston northerly property line north 33 degrees 58' 19" west a distance of 177.85 feet to the point of beginning.

Being the same property conveyed to Billy Joe Berryhill (now deceased) and wife, Judy Berryhill by deed from Ollie Mae C. Frazier and husband, F.E. Frazier dated November 28, 1983 and filed for record in Deed Book 6182, page 569, Register's Office for said County. Being the same property conveyed to Billy Joe Berryhill (now deceased) by Quitclaim deed from Judy Grace Berryhill, dated February 3, 1994 of record in Deed Book 9272, page 64, Register's Office for said County. Being the same property conveyed to Judy Grace Berryhill by Quitclaim deed **(one-half undivided interest)** from Billy Joe Berryhill (now deceased) dated September 1, 2004 and filed for record September 1, 2004 in Instrument No. 20040901-0105934, Register's Office for said County.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2687 Hartford Drive, Nashville, TN 37210

(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 I am 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 I do further covenant and bind myself, my 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 hand this 10th day of August, 2006.

Judy Grace Berryhill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Walter Hughes, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Judy Grace Berry Hill, and acknowledged that he executes the same by Power of Attorney, as the free act and deed of said Judy Grace Berryhill. *Witness my hand and Notarial Seal this 10th day of August, 2006.

***Duly executed by the said Judy Grace Berryhill and appearing of record in Instrument Number 20060817010149 9 Register's Office for Davidson County.**

Susa B. Mott
Notary Public

My Commission Expires: 1-16-10

Susan B. Mott
State of Tennessee Notary Public
Williamson, County

RETURN TO:

HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027

~~Prepared by:~~ TT
CUMBERLAND TITLE COMPANY
695 President Place, Suite 202
Smyrna, TN 37167