WARRANTY DEED

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th day of October, 2006

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Richard H. Duvall	First Magnus Financial Corporation	Map 119
209 Manley Court	7000 North Mopac, Ste. 330	Group 14
Franklin, TN 37069	Austin, TX 78731	Parcel 61

FOR AND IN 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

Robert J. Nevens, Jr., unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Richard H. Duvall and wife, Ludmila V. Duvall
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, which was referred to in prior instruments as Lot No. 10 of Block D on the Map of Woodbine Courts, Section 2, not or record, described according to a survey made by Southern Land & Associates, Inc., dated March 10, 1997, Job No. 77293, as follows:

Beginning at a point in the northerly margin of Timmons Street, formerly East Timmons Avenue, said point being located westward 321.7 feet along the northerly margin of Timmons Street from the southwesterly terminous of the turn out connecting the northerly margin of Timmons Street and the westerly margin of Dobbs Avenue; thence along the northerly margin of Timmons Street westward 75 feet to a point; thence along a line which is perpendicular to Timmons Street northward by 156.5 feet to a point; thence along a line which is parallel to Timmons Street eastward by 75 feet to a point; thence southwardly 156.5 feet to the point of beginning.

Being the same property conveyed to Robert J. Nevens, Jr., unmarried, by deed from John L. Dillon, unmarried, of record in Instrument 20051003-0118530, said Register's Office.

This conveyance is made subject to: 2006 taxes, which have been prorated and paid by the Grantors.

Power of Attorney of record in Instrument 20061009-0124966, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 246 Timmons Street, Nashville, TN 37211

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 hand this 6th day of October, 2006.

Robert J. Nevens, Jr. By Rick Messick

Robert J. Nevens, Jr.
By: Rick Messick, as Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 10/09/06 10:05 2 pgs
Fees:13.00 Taxes:536.50

20061009-0124967

FILE BOX 45

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, Rick Messick, 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 on behalf of Robert J. Nevens, Jr. as his Attorney in Fact as the free act and deed of the within named Robert J. Nevens, Jr..

Witness my hand and official seal at Nashville, Tennessee, this the 6th day of October, 2006.

My Commission Expires: 03/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.