WARRANTY DEED

ZANA C. PE... NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TE...

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of November, 2006

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(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:
Ann Marie Siffrard	First Magnus Financial Corp	Map 150
4045 Calumet Drive	7000 North Mopac, Suite 330	Group 14-0-A
Anticoh, TN 37013	Austin, TX 78731	Parcel 16.00-CO

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

Lisa D. Kegler and husband, Derrek Kegler

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Ann Marie Siffrard, a married person, AND HUSBAND, VENIS SIFFRARD
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. 16, on the Plan of Calumet, Phase One, of record in Plat Book 6900, Page 673, amended in Book 8130, Page 545, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Lisa D. Kegler and husband, Derrek Kegler by deed from Yvonne E. Young and husband, Freddie E. Young, of record in Instrument 200003310032513, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7566, Page 664; Book 8602, Page 716; Book 9751, Page 92; and Book 11356, Page 224, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 673, amended in Book 8130, Page 545, 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 4045 Calumet Drive, Anticoh, TN 37013

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 our hands this 1st day of November, 2006.

Lisa D. Kegler

Derrek Kegler

Davidson County DEEDWARR
Recvd: 11/07/06 13:17 2 pgs
Fees:13.00 Taxes:497.65

20061107-0138601

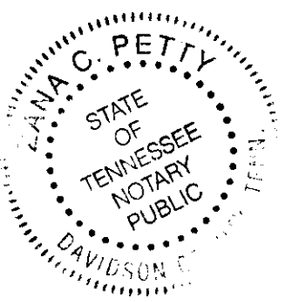
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa D. Kegler and Derrek Kegler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of November, 2006.

My Commission Expires: 1-27-07

Notary Public



RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067