This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Ismay M. Allen
533 Tulip Grove Road
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First magnus Financial Corporation, an Arizona Corporation
7000 North Mopac, Suite 330
Austin, TX 78731

MAP 76-1
GROUP
PARCEL 4 & 5

Davidson County DEEDWARR
Recvd: 11/07/06 14:22 3 pgs
Fees:16.00 Taxes:592.00

20061107-0138699

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Roderick Agee, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Ismay M. Allen and spouse. John D. Allen,** 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:

SEE ATTACHED EXHIBIT "A" HERETO

Being the same property conveyed to Roderick Agee by deed from Stephen Chaisson, unmarried, of record in Instrument no. 20050824-0101213, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **533 Tulip Grove Road, Hermitage, Tennessee 37076.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized 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; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

*Omeka M. Agee, spouse of Roderick Agee, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.

WITNESS our hands this the **3rd** day of **November, 2006.**

Roderick Agee

Omeka M. Agee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Roderick Agee and Omeka M. Agee**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of November, 2006.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $160,000.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of November, 2006.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

Exhibit "A"

Land in Davidson County, Tennessee, described as follows:

To find the point of beginning, start at a concrete monument at the northeast corner of Tulip Grove Subdivision, Section Ten, of record in Plat Book 5800, page 199 in the Register's Office of Davidson County, Tennessee; Thence, South 26 degrees 40 minutes 29 seconds East 89.51 feet to an iron pin at the point of beginning, said pin being at the intersection of the easterly right-of-way of Tulip Grove Road and the southerly boundary line of property owned by Jackie Ray Brown of record in Deed Book 5084, page 385 in said Register's Office; Thence, with said boundary line South 82 degrees 47 minutes 50 seconds East 279.33 feet to an iron pin in the westerly boundary line of property owned by Anthony King and Jessie L. Starks of record in Deed Book 7255, page 16 and Deed Book 5754, page 740 in said Register's Office; Thence, with said boundary line South 4 degrees 13 minutes 27 seconds West 316.81 feet to a concrete monument at the northwest corner of Tulip Grove Woods, Phase 1 of record in Plat Book 6200, page 69 in said Register's Office; Thence, with said Tulip Grove Woods westerly boundary line South 4 degrees 35 minutes 46 seconds West 299.15 feet to an iron pin; Thence; with the northerly boundary line of property owned by C. J. Cockrill, Jr. Et ux of record in Deed Book 3247, page 297, in said Register's Office, North 86 degrees 55 minutes 59 seconds West 300.98 feet to an iron pin in said Tulip Grove Road right-of-way; Thence, with said right-of-way as follows: North 5 degrees 45 minutes, 00 seconds east 327.96 feet to the beginning of a curve concave to the east with a radius of 3686.68 feet and a central angle of 1 degree 32 minutes 00 seconds, with the chord begin North 6 degrees 31 minutes 00 seconds 98.66 feet; Thence, with said curve an arc distance of 98.66 feet to the point of tangency; Thence, North 7 degrees 17 minutes 00 seconds East 210.42 feet to the point of beginning containing 4.21 acres.