Davidson County DEEDWARR
Recvd: 11/16/06 11:45 2 pgs
Fees:13.00 Taxes:695.60

20061116-0142440

BOX 13
12470

Heidi Jo Clayton
Notary Public
My Comm. Exp 07/25/09
State Of TENNESSEE
Davidson County

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$188,000.00.**

Affiant

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

Notary Public

My commission expires: 7/25/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John Okai-Tetteh	First Magnus Financial Corp an Arizona Corp ISAOA	**151 090B 099.00 CO**
5408 Skip Jack Drive	603 N. Wilmot	
Antioch, TN 37013	Tuscan, AZ 85711	

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 ACKNOWLEDGE, WE,

Centex Homes, a Nevada General Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Okai-Tetteh and wife, Marian Okai-Tetteh

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, being Lot 96 on the plan of Lakeside Cove, at Percy Priest, Phase 2, of record in Instrument No. 20051102-0132676, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being Part of the same property conveyed to Centex Homes, a Nevada General Partnership by deed from Erol Genca and Pong Moon Chang, of record in Instrument No. 20040407-0039713, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **5408 Skip Jack Drive, Antioch, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this 3rd day of November, 2006.

Centex Homes, a Nevada General Partnership by Centex Real Estate Corporation, its managing General Partner

By:_____

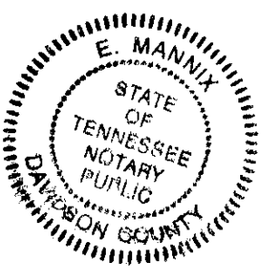
Kenneth A. Thompson, Div. Controller

CORPORATION
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Kenneth A. Thompson, Div. Controller of Centex Real Estate Corporation, managing general partner of Centex Homes, a Nevada general partnership**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the **Div. Controller of Centex Real Estate Corporation, managing general partner of Centex Homes, a Nevada general partnership** the within bargainor, and corporation, and that he as such **Div. Controller** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said **Kenneth A. Thompson** as **Div. Controller of Centex Real Estate Corporation, managing general partner of Centex Homes, a Nevada general partnership.**

Witness my hand and official seal, at office at Brentwood, Tennessee on this **3rd** day of **November, 2006.**

E. Mannix
Notary Public



My Commission Expires:_____