Davidson County DEEDWARR
Recvd: 12/06/06 09:13 2 pgs
Fees:13.00 Taxes:645.65
20061206-0150531

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Aqui Simpson
1305 Valley Trail
Whites Creek, TN 37189

MORTGAGEE
First Magnus Financial Corp
603 N Wilmont
Tucson, AZ 85711

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 041-2, PARCEL 002.00

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 of which is hereby acknowledged, we, **Curtis K. Rogers and wife, Donzale K. Rogers,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Aqui Simpson, 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. 2 of the Resubdivision of Lots 1 & 2 on the plan of Breckenridge Valley, as of record in Plat Book 4885, Page 89, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Curtis K. Rogers and wife, Donzale K. Rogers by deed from Betty J. Barrett, an unmarried person, dated November 14, 2006 and of record in Instrument #20061116-0142662, Register's Office, Davidson County, Tennessee and being the same property conveyed to Herbert B. Barrett and wife, Betty J. Barrett by deed from Ernest G. Brown, Fran P. Tinnin and Sam D. Tinnin, dated May 6, 1970 and of record in Book 4415, Page 701, Register's Office, Davidson County, Tennessee. The said Herbert B. Barrett now being deceased.

Aqui Simpson is also known as Aqui Fleming

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including easements, covenants and conditions as shown on the plan of record in Plat Book 4885, Page 89, Register's Office, Davidson County, Tennessee.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **1305 Valley Trail Whites Creek, TN 37189.**

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 30th day of November, 2006.

Curtis K. Rogers

Curtis K. Rogers

Donzale K. Rogers

Donzale K. Rogers

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Curtis K. Rogers, married Donzale K. Rogers, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2006.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $174,500.00.

AFFIANT

Subscribed and sworn to before me this 30th day of November, 2006.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07