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PREPARED BY (AND RETURN TO):

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W & I Ref:(___gj___) Title No: 48347
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/07/06 08:00 2 pgs
Fees:13.00 Taxes:1603.58
20061207-0151443

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Francis J. Lacina 1900 Liberty Square Nashville, Tennessee 37215	First Magnus Financial Corporation 603 N. Wilmot Tucson, AZ 85711

TAX MAP-PARCEL NUMBERS: 131030J00300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$433,400.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bruce R. Beyer and spouse, Stacy Lynn Beyer**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Francis J. Lacina** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Liberty Hall, of record in Book 6900, page 151, Register's Office for said County to which plan is hereby made for a more complete description, together with as an appurtenance hereto that certain driveway easement of record in Book 8985, page 226, said Register's Office described as follows:

Beginning at the south easternmost corner of Lot No. 2 of the Liberty Hall subdivision in Davidson County, Tennessee, said corner lying 35 feet from the center of a cul de sac at the end of Liberty Square Road, said point is also dividing Lots 2 and 3 of Liberty Hall; thence along the property line dividing Lots 2 and 3 N 52 degrees 50' 51" E 20.00 feet; thence N 07 degrees 05' 17" E 5.00 feet; thence S 53 degrees 11' 34" W 23.68 feet; thence along a curve with a radius of 35 feet, chord bearing S 40 degrees 09' 13" E, Chord and curve length 3.73 feet to the beginning.

Being the same property conveyed to Bruce R. Beyer by deed from Yasuhiro Tanaka and spouse, Harura Tanaka of record in Book 10544, page 709, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 10702, page 152, Register's office for said County, subject property was conveyed to Bruce R. Beyer and wife, Stacy Lynn Beyer.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 151, said Register's Office, which Plan shows a 15 foot minimum building setback line from Liberty Square with a designated building site and an easement for public utility and drainage purposes along the easterly line of said lot of varying width, with an 8 inch sewer line with two manhole covers lying thereon, with said easement and a 2.5 x 25 foot utility anchor easement located on the southwesterly front corner of said lot, and a 8 foot easement for landscaping purposes along the northerly and easterly lines of said lot; Stormwater Detention Agreement of record in Book 8497, page 458, said Register's Office and a Driveway Easement of record in Book 8985, page 226, said Register's office; The Declaration of Covenants, Conditions and Restrictions of record in Book 7099, page 132, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1900 Liberty Square., Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of December, 2006.

Bruce R. Beyer

Bruce R. Beyer

Stacy Lynn Beyer

Stacy Lynn Beyer

State of TENNESSEE
County of DAVIDSON

On this 4th day of December, 2006 , before me the undersigned authority, personally appeared Bruce R. Beyer and Stacy Lynn Beyer , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $433,400.00

Affiant

Sworn and subscribed before me this the 4th day of December, 2006

My Commission Expires: 11/22/2010 THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires NOV. 22, 2010