Box 14A
G#20253-5

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/29/06 08:12 2 pg
Fees:13.00 Taxes:675.07

20061229-0160415

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$182,451.40**

Affiant

Subscribed and sworn to before me, this the 22nd day of December, 2006.

Notary Public

My commission expires: NOV. 24, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tina Fossie	**First Magnus Financial Corporation an Arizona Corporation, ISAOA**	**Map 062-02B Parcel 260CO**
4809 Irving Lane	**603 North Wilmot**	
Nashville, TN 37214	**Tucson, 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 ACKNOWLEDGED, WE,

Beazer Homes Corp., a Tennessee corporation

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

Tina Fossie and spouse, Greg Fossie

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 No. 175 on the Plan of Abbington Park, Phase One, Section Five, a Planned Unit Development, of record in Instrument No. 20060113-0005368, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being part of the same property conveyed to Beazer Homes Corp., a Tennessee corporation, by Deed from J. E. Stevenson, Trustee, dated April 12, 2005, of record in Instrument No. 20050412-0040426, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20030213-0020075 and Supplemental for Phase One, Section Five, of record in Instrument No. 20060202-0012846, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is improved (X) Unimproved (____) property, known as **4809 Irving Lane, Nashville, TN 37214**

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 its hand by its duly authorized officer this **22nd** day of **December, 2006.**

Beazer Homes Corp.

By: Ruth Lyon, agent

Ruth Lyon, Agent

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Ruth Lyon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Agent of the Beazer Homes Corp., within named bargainor, a corporation, and that he/she as such Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such Agent.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **December, 2006.**



Notary Public

My Commission Expires: Nov. 24, 2009