RETURN TO:

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

N14919

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

The actual consideration or value, whichever is greater, for this transfer is $77,320.00

Subscribed and sworn to before me, this 24th day of January, 2007.

My Commission Expires:

Affiant Donna Hopkins
Marketing Specialist

YVONNE PAYNE
Commission # 1666755
Notary Public - California
San Diego County
My Comm. Expires May 14, 2010

Notary Public

Davidson County DEEDWARR
Recvd: 01/30/07 10:50 2 pgs
Fees:13.00 Taxes:286.08

20070130-0012214

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
MIGUEL A. CRUZ, 1004 HART LANE NASHVILLE, TN 37216 MAP & PARCEL NO. 072-02-0/120.00	First Magnus Financial Corp. 603 N. Wilmot Tucson, AZ 85711

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

DEUTSCHE BANK NATIONAL TRUST COMPANY, trustee

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

MIGUEL A. CRUZ, a married person

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A Certain Tract or parcel of land in Davidson County, Tennessee, being lots Nos. 31 and 32 on the map of Craig's Subdivision of the Crownover Property, of record in Book 894, pages 640 and 641, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Deutsche Bank National Trust Company by Trustee's Deed from Aaron Squyres as Successor Trustee and Crystanna Duffy as Co-Trustee, dated November 1, 2006 and filed of record on November 8, 2006 in Instrument No. 20061108-0138813, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *1004 HART LANE, NASHVILLE, TN 37216*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* 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 24th DAY OF JANUARY, 2007.

Deutsche Bank National Trust Company
By: Chase Home Finance LLC, Successors by merger to
Chase Manhattan Mortgage Corp. as attorney-in-fact

By: Richard Alexander, AVP

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared RICHARD ALEXANDER, who, upon oath, acknowledged him/herself to be the ASST. VICE PRES of CHASE HOME FINANCE LLC, SUCCESSORS BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that CHASE HOME FINANCE LLC, SUCCESSORS BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION executed the within instrument for the purposes therein contained and who further acknowledged that CHASE HOME FINANCE LLC, SUCCESSORS BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office on this the 24th day of January, 2007.

My Commission Expires:

YVONNE PAYNE
Commission # 1666755
Notary Public - California
San Diego County
My Comm. Expires May 14, 2010

Yvonne Payne
Notary Public

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SPECIAL WARRANTY DEED

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