WARRANTY DEED

AT-20070058

STATE OF Tennessee
COUNTY OF Clay

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00.

Affiant

SWORN TO AND SUBSCRIBED TO BEFORE ME, THIS THE 16th day of February, 2007.

Notary Public

My Commission Expires: Aug 8, 2009

CONNIE GRAVINS NOTARY PUBLIC TENNESSEE (Affix Seal) CLAY COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Shauna Leigh Lane Gary Lane, II	First Magnus Financial Corporation	075-07-0 280.00
514 Highland View	8 Cadillac Drive, Suite 100	
Hermitage, TN 37076	Brentwood, TN 37027	

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 consideration, the receipt of which is hereby acknowledged, I/we, Bobby Likens and wife, Amanda Likens, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Shauna Leigh Lane and spouse, Gary Lane, II, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 4-A on the Plan of Rachel's Square, now known as Colony Downs, Section One, Zone Lot Division, Lots 1, 2, 3, 4, 6, 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 20 and 21 of record in Plat Book 6250, page 539 and amended in Plat Book 5200, page 622, Register's of Office for Davidson county, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bobby Likens, married from Secretary of Housing and Urban Development of Washington, D.C. by Cash Deed dated November 26, 2006 and recorded November 28, 2006 in Instrument #20061129-0147146, and further conveyed on August 2, 2006 in Instrument #20060914-0114017 and February 1, 2000 in Instrument #200002110014032, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 514 Highland View, Hermitage, TN 37076.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 16th day of February, 2007

Bobby Likens

Amanda Likens

Davidson County DEEDWARR
Recvd: 02/28/07 09:46 1 pgs
Fees:13.00 Taxes:377.40
20070228-0024514

STATE OF Tennessee
COUNTY OF Clay

Personally appeared before me, Connie Gravins, a Notary Public in and for said County and State, the within named Bobby Likens Amanda Likens, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Clay County, Tennessee, this 16th day of February, 2007.

Notary Public

My Commission Expires: Aug 8, 2009.

CONNIE GRAVINS NOTARY PUBLIC STATE OF TENNESSEE CLAY COUNTY