WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331000.00

Affiant

Subscribed and sworn to before me, this 26th day of April, 2007

Notary Public

MY COMMISSION EXPIRES: 9/19/09
(AFFIX SEAL)

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 05/02/07 10:03 2 pgs
Fees:13.00 Taxes:122.10

20070502-0052309

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carla Louise Fugate	First Magnus Financial Corporation	107-09-A-3
(NAME)	(NAME)	(MAP)
1021 Harold Drive	8 Cadillac Drive, Suite 100	
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37217	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Charles D. Gunselman, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Carla Louise Fugate**, hereinafter called Grantee, her heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 1021, Building B of Castlewood Condominiums, a Horizontal Property Regime, located on Harold Drive, Nashville, TN, as shown on the plat of Castlewood Condominiums, Condominium apartments, recorded in Plat Book 4660, page 62, said Register's Office, and described in a Master Deed recorded in Book 4750, page 426 as amended in Book 5245, page 663 and Book 5246, page 457, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Castlewood Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 4750, page 426 as amended in Book 5245, page 663 and Book 5246, page 457, and By-Laws recorded in Book 4750, page 434 as amended in Book 5545, page 619 and Book 6426, page 919, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Marjorie Young by deed from Frances M. Brock, unmarried, dated July 7, 1995, of record in Book 9726, page 969, and further conveyed to Charles D. Gunselman, by deed from Wendy Scott (sole heir of Marjorie Young), dated August 15, 2006, of record in Instrument No. 20060829-0106329, Register's Office for Davidson County, TN.

Subject property is not now nor has it ever been the primary residence of the herein named Grantor.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1021 Harold Drive, Nashville, Tennessee 37217

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 my/our hand(s) this 26th day of April, 2007.

Charles D. Gunselman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Charles D. Gunselman; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 26th day of April, 2007.

Jennifer D Dunlap
Notary Public

My Commission Expires: 9/19/09

