WARRANTY DEED

AT-20070167

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of April, 2007.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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#:
Roberta Swager	First Magnus Financial Corporation	129-14-O-A 136.00
6666 Brookmont Terrace, Unit 1203	8 Cadillac Drive, Suite 100	
Nashville, TN 37205	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, Franklin C. Mason unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Roberta Swager, a single person, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson 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;

Land in Davidson County, Tennessee being Apartment Unit No. 1203 of Wessex Towers Condominium created under Title 64, Section 2701 et seq., as amended, Tennessee Code annotated, and as established by a Master Deed, from Central Tennessee Investment Company, Inc., of record in book 5414, page 634, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Wessex Towers of said Master Deed. Reference is hereby made to the plat of Wessex Towers Condominium Apartments, of record in Book 5200, page 142, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Franklin C. Mason, unmarried from Chris E. Lambos, Jr., unmarried by Warranty Deed dated May 2, 2003May 2, 2003 and recorded May 6, 2003 in Instrument #20030506-0060118, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 6666 Brookmont Terrace, Unit 1203, Nashville, TN 37205.

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 30th day of April, 2007

Franklin C. Mason

Davidson County DEEDWARR
Recvd: 05/03/07 13:58 1 pgs
Fees:13.00 Taxes:906.50
20070503-0053251

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Franklin C. Mason , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 30th day of April, 2007.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY