WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/07 15:05 2 pgs
Fees:13.00 Taxes:436.60
20070503-0053354

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Haley	FIRST MAGNUS FINANCIAL CORP., AN ARIZONA CORP.	MAP 4-05 PAR 27
400 Alta Loma Rd. ~~1608 Monticello Avenue~~ (NAME)	(NAME) 603 N. WILMOT	
Goodlettsville ~~Madison~~, TN ~~37115~~ 37072 (ADDRESS) (CITY) (STATE) (ZIP)	(ADDRESS) TUSON, AZ 85711 (CITY) (STATE) (ZIP)	

FOR AND 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, I, **MINNIE B. HALEY, NOW BEING MINNIE B. BALTHROP, UNMARRIED, BY AND THROUGH GLENN KANE, ATTORNEY IN FACT**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN HALEY**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Lot No. 4 on the Plan of Gatewood, Section I, as of record in Book 3300, pages 47-52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Minnie B. Haley by deed dated November 11, 1983 of record in Book 6176, page 829, Register's Office for Davidson County, Tennessee; the said Minnie B. Haley having since married now being Minnie B. Balthrop. Spouse of Minnie B. Balthrop is deceased.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

GLENN KANE executes this instrument as attorney in fact for Minnie B. Balthrop pursuant to the Durable Power of Attorney for Minnie Balthrop of record in Instrument No. 20070226-002363, Register's Office for Davidson County, Tennessee.

MINNIE B. BALTHROP, MINNIE BALTHROP AND MINNIE B. HALEY are one and the same person.

This is improved property, known as 1608 Monticello Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Mailing Address = 400 Alta Loma Rd. Goodlettsville, TN 37072

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 hand(s) this 4/30/2007.

Minnie Balthrop
MINNIE B. BALTHROP

Glenn Kane
BY: GLENN KANE, Attorney in Fact

STATE OF TENNESSEE

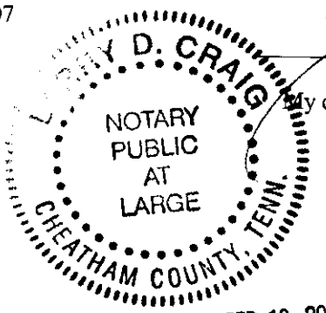
COUNTY OF DAVIDSON

Personally appeared before me, GLENN KANE, 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, and further acknowledged that he is the Attorney In Fact for MINNIE B. BALTHROP and is authorized by MINNIE B. BALTHROP to execute this instrument on her behalf.

WITNESS my hand and official seal this 4/30/07

NOTARY PUBLIC

My commission expires: 2-10-08



My Commission Expires FEB. 10, 2008