Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of February 2007.

Notary Public
My commission expires: 6-27-09

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Davidson County DEEDWARR
Recvd: 05/07/07 10:02 2 pgs
Fees:13.00 Taxes:925.00
20070507-0054394

Address of New Owner:	Send Tax Bills to:	Tax Information
Daniel Haggerty	First Magnus Corporation	171-03-0-A-220.00
124 Carriage Ct	603 North Wilmot Road	
Brentwood, TN 37027	Tucson, AZ 85711	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lincoln Holdings, Inc**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Daniel Haggerty**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit No. 13, on the plan of Townhomes of Fredericksburg, Phase Two, Section Five, a Horizontal Property Regime (Private Element), as shown on plat of record in Plat Book 9700, page 578, as revised in Plat recorded in Instrument No. 200008040077800 entitled "Revision One, Phase Two, Section Five, Carriage Homes of Fredericksburg" in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Lincoln Holdings, Inc in Instrument No. 20070207-0016325, recorded 02/07/2007, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cheryl L. Daugherty in Instrument 20000929-0096390 recorded 9/29/2000, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Real Estate taxes for the year 2007 and subsequent years. Tax Parcel No. 171-03-0-A22.00CO 2) All matters shown on Plat recorded in Book 9700, page 578, revised in Instrument No.20000804-0077800. 3) Restrictions as contained in Book 7798, page 843. 4) Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 7358, page 643 and Book 7993, page 269; Book 9607, page 431; Book 10357, page 920 and Book 10012, page 756. 5) Easement (s) to State of Tennessee, as set forth in instrument recorded in Book 7851, page 712, all of record in the Register's office in Davidson County, Tennessee.

This property is improved property known as 124 Carriage Ct, Brentwood, TN 37027

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives,

to warrant and forever defend the title to said land to said Grantee(s), 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 this 22nd day of February 2007.

Lincoln Holdings, Inc
By: Rachel Ferreira
Its: Secretary

Acknowledgment for Person Signing for Corporations/LLC's

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Rachel Ferreira**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the president (or other officer authorized to execute the instrument) of **Lincoln Holdings INC**, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Witness my hand, at office, this 27th day of February, 2007.

Rita Montgomery
Notary Public

My commission expires: 8-18-09

FILE NO: TN2007020355

RITA MONTGOMERY
COMM. # 1598851
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
MY COMM. EXP. AUG. 18, 2009