WARRANTY DEED

AT-20070228

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd day of May, 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#:
Michael Washington	First Magnus Financial Corporation	081-08-0 431.00
6721 Birchbrook Drive	603 North Wilmot Road	
Antioch, TN 37013	Tucson, AZ 85711	

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, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Michael Washington, 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;

Being the West 37.5 feet of Lot No. 185 on the Plan of North Nashville Real Estate Company's property, as of record in Book 21, page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 185 fronts 37.5 feet on the south side of Buchanan Street and runs back between parallel lines along the east margin of 6th Avenue North, formerly High Street, 100 feet to an alley.

Being the same property conveyed to Franklin C. Mason from Sidney Property Investments, LLC by Warranty Deed dated March 20, 2006 and recorded March 27, 2006 in Instrument #20060327-0034576 and further conveyed on December 30, 2004 in Instrument #20050111-0003913, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 519 Buchanan Street, Nashville, TN 37208.

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 22nd day of May, 2007

Franklin C. Mason

Franklin C. Mason

Davidson County DEEDWARR
Recvd: 05/24/07 10:05 1 pgs
Fees:13.00 Taxes:1147.00
20070524-0061845

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 22nd day of May, 2007.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY