WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/07 09:18 2 pgs
Fees:13.00 Taxes:614.20

20070530-0063861

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $166,000.00.

Affiant

Subscribed and sworn to before me this 25 day of May, 2007

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Angela Cordoba	First Magnus Financial Corporation	151-01-0-A-018.00CO
3505 Burwick Place	602 N. Wilmot	
Antioch, TN 37013	Tucson, AZ 85711	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Noble Properties, Inc**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Angela Cordoba and spouse, Freddy Acuna**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 18 on the plan of Chatham Point, of record in Book 6900, page 444-447, Register's Office for Davidson County. Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Noble Properties, Inc, by deed from I. Dyke Tatum, Substitute Trustee, on February 16, 2007, of record in Instrument Number 20070223-0022896, as corrected by Corrective Substitute Trustee's Deed of record in Instrument Number X, Register's Office for Davidson County, Tennessee.

*20070530-0063860

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 6900, page 444-447, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7358, page 656; and Book 7599, page 812; and Book 8667, page 381, Register's Office for Davidson County, Tennessee.
- Homeowners Associaition Charter of record in Book 7597, page 977, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 7683, page 718, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8679, page 446, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3505 Burwick Place, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed rea estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 25, 2007.

Noble Properties, Inc.

By Lane Wallace

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25th day of May, 2007, before me, appeared Lane Wallace to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Director of Noble Properties, LLC and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Lane Wallace, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

9-22-07

