THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard
Brentwood, TN 37027

SEND TAX BILLS TO:
First Magnus Financial Corp.
1003 N. Wilmot
Tucson, AZ 85711

Davidson County DEEDWARR
Recvd: 06/07/07 09:30 2 pgs
Fees:13.00 Taxes:214.74
20070607-0068210

MAP PARCEL NUMBERS
81-15-108.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **31st** day of **May, 2007**, by and between **James M. Booth,** unmarried, party of the first part, and **Jennifer M. King,** unmarried, party of the second part,

WITNESSETH: That for and in consideration of **$58,039.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 28A Zone Lot Division of Lot 28 of the resubdivision of Lot 28 of A.A. Champion Subdivision, as of record in Book 6200, page 421, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to James M. Booth, a single man by deed from James Edward Taylor, of record in Book/Instrument No. 20010524-0054438, Register's Office, Davidson County, Tennessee, dated 5/18/01 and recorded 5/24/01.

The above referenced property is also known as 1519A 21st Avenue North, Nashville, TN 37208.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 6200, page 421; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

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 said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real 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.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

James M. Booth

James M. Booth

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James M. Booth** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 31st day of May, **2007**.

My commission expires 3/7/11

Tammy L Kelloway

Notary Public

TAMMY L. KELLOWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$58,039.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Christy L Faudree

Affiant

Subscribed and sworn to before me this 31st day of May, **2007**.

Tammy L Kelloway

Notary Public

My commission expires: 3/7/11

TAMMY L. KELLOWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:
1519A 21st Avenue North
Nashville, TN 37208

Name and address of new owner:
Jennifer King
1519A 21st Avenue North
Nashville, TN 37208