Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BOX 13
13354

39-B
File #07-1168

Davidson County DEEDWARR
Recvd: 06/14/07 13:49 2 pgs
Fees:13.00 Taxes:1794.50
20070614-0071402

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Herbert A. Fritch and wife, Barbara A. Matheson Fritch**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Maryanne O. Maliwat,** Unmarried ,hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the plan of Phases II, III and IV, Hemmingwood, of record in Book 6900 pages 7 and 8, said Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Herbert A. Fritch, unmarried and Barbara A. Matheson, unmarried by deed from Walter A. Parker and Teresa L. Parker, husband and wife, of record in Inst. No. 20010815-0088375, Register's Office for Davidson County, Tennessee. Barbara A. Matheson is now known as Barbara A. Matheson Fritch by virtue of her marriage to Herbert A. Fritch.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5568 Hearthstone Lane, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30 day of May 2007

X _____
Herbert A. Fritch
By Barbara A. Matheson Fritch

X _____
Barbara A. Matheson Fritch

State of Tennessee
County of Davidson

On this 30 day of May, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Barbara A. Matheson Fritch, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

KENNETH M. BALLEW
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

On this the 30 day of May, 2007, before me personally appeared Barbara A. Matheson Fritch, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Herbert A. Fritch acknowledged that such person executed the same as the free act and deed of Herbert A. Fritch.

Notary Public

My commission expires: 7-25-09

KENNETH M. BALLEW
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 485,000.00.

+ Barbara Ann Matheson Fritch
Affiant

Sworn and subscribed before me on this the 30 day of May, 2007.

Notary Public

My Commission Expires: 7-25-09

KENNETH M. BALLEW
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNER:
Maryanne O. Maliwat
5568 Hearthstone Lane
Brentwood, TN 37027

RESPONSIBLE FOR TAX PAYMENT:
First Magnus Finacial
Corporation an Arizona Corp.
625 Kenmoor Ave. S.E Ste 107
Gand Rapids, MI 49546

TAX MAP-PARCEL #:
160 11 0A 020.00CO