Record & Return to:

COVENANT TITLE & ESCROW
100 NORTH MAIN STREET
GOODLETTSVILLE, TN 37072

State of Tennessee
County of Davidson
The actual consideration or value whichever is Greater, for this transfer is $ 110,000.00

Affiant

Subscribed and sworn to before me, this the 18th day of June, 2007

DARLENE EDWARDS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public

My Commission Expires: 11-25-07

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow 100 North Main Street, Goodlettsville, TN 37072

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL:
Basil C. Williams	First Magnus Corp	Map 29
6450 Alessio Road	8 Cadillac Drive Suite 100	Parcel 204
Joelton, TN 37080	Brentwood, TN 37207	

Davidson County DEEDWARR
Recvd: 06/29/07 14:04 2 pgs
Fees:13.00 Taxes:407.00
20070629-0078015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter name Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Danny L. Edison and wife Rhonda A. Edison** said Grantor does hereby bargain, sell, transfer and convey unto **Basil C. Williams and wife Pam Williams** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, being described in part according to a survey of Southern Land & Assoc., Inc., Job No. 76697, dated September 29, 1976, as follows:

Beginning at a point in the easterly margin of Alessio Road, said point being the southwesterly corner of the property herein described, thence S 88 degrees E 200 feet to an iron pin; thence N 3 degrees E 145.5 feet to an iron pin; thence N 88 degrees W 200 feet to an iron pin in the easterly margin of Alessio Road; thence with the margin of the same, S 3 degrees W 145.5 feet to the point of beginning, containing 0.67 acres, more or less.

Being the same property conveyed to Danny L. Eidson and wife, Rhonda A. Eidson by Deed of record in Book 8853, Page 228 recorded 2/1/1993, Register's Office for Davidson County, Tennessee..

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 6450 Alessio Road , Joelton, TN 37080

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said GRANTEES, their heirs and assigns forever; and we do convenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless 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 GRANTEES, 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 18th day of June, 2007.

Danny L. Edison

Rhonda A. Edison

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18th day of June, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Danny L. Edison and wife Rhonda A. Edison** to me know to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 18th day of June, 2007.

Darlene Edwards
Notary Public

My Commission Expires: 11-25-07

DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY