Box 14A

~~RECORD AND RETURN TO:~~
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45328

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/06/07 11:56 2 pgs
Fees:13.00 Taxes:647.50

20070706-0080730

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: 10/17/09

JENNA WILLIAMS NOTARY OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron B. Collins	First Magnus Financial Corp, an Arizona Corporatio	104-8-K-1
1520 16th Avenue S, Unit 1	5285 E. Williams Circle S. 2000	
Nashville, TN, 37212	Tucson, AZ 85711	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Carl P. Massaro and Lori L. Evans, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aaron B. Collins

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 Davidson County, Tennessee, being Unit No. 1, Little Sixteen Condominiums, as shown on the Exhibit to the Master Deed establishing a Horizontal Property Regime for Little Sixteen Condominiums as of record as Instrument Number 20061204-0149247, said Register's Office and subject to all terms and conditions set forth therein.

BEING part of the same property conveyed to Carl P. Massaro and Lori L. Evans, husband and wife, by Special Warranty Deed from Crews Johnston, LLC, a Tennessee limited liability company, as to a 49% undivided interest, and SRT Holdings, LLC, a Tennessee limited liability company, as to a 51% undivided interest, as Tenants In Common, of record in Instrument No.: 20060523-0060529, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1520 16th Avenue South, Unit 1, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant 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 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 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/our hand(s) this 5th day of July, 2007.

Carl P. Massaro

Lori L Evans

Lori L. Evans

Alan 2 Sat
atty in fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary public in and for said County and State, the within named CARL P. MASSARO, the bargainor, 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 Nashville, Tennessee, this the 6TH day of July, 2007.

NOTARY PUBLIC

My Commission Expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, ALAN L. SATURN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney-in-Fact for LORI L. EVANS, the bargainor, and that he as such Attorney-in-Fact, executed the within Warranty Deed by signing the name of LORI L. EVANS, as her free act and deed.

WITNESS my hand and official seal this 6TH day of July, 2007.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3/22/09