BOOK 11608 PAGE 79

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,500.00

8027-M

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 19 99.

Notary Public

MY COMMISSION EXPIRES: 1/25/03

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS: Michael B. Mann	SEND TAX BILLS TO: Franklin American Mortgage Company	172-12B3CO
(NAME) 904 Fallview Trail	(NAME) 501 Corporate Centre Drive	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37211	(STREET ADDRES) Franklin, Tennessee 37067	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Lee Ann M. Bauer and husband, Frank K. Bauer

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael B. Mann and wife, Jennifer H. Mann

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 Lot 24 on the Plan of Section One, Bradford Hills, of record in Book 7900, page 6 and in Book 7900, pages 110, 111, and 112, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

BEING the same property conveyed to Lee Ann M. Bauer and husband, Frank K. Bauer by deed from Charles Thomas Adams and wife, Janet R. Adams, filed of record in Book 9656, page 974, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 904 Fallview Trail, Nashville, Tennessee 37211

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 their hands this 27th day of July, 19 99.

Lee Ann M. Bauer

Frank K. Bauer

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

99 AUG -5 PM 2:12
RECEIVED
590.05
01 CHECK
0620914
RECORDING & REFERENCE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Lee Ann M. Bauer and husband, Frank K. Bauer the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 1999.

My commission expires 1/25/03

Notary Public Mark A. Ellmore, Jr.

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11608 PAGE 81

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

06209114

99 AUG -5 PM 2:13

CAMT
156500.00
CON TX 579.05
CON TX 579.05
ERR CO
CON TX 579.05-
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 590.05
CHECK 590.05

08/05/99 01 14:18 0001 2443

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1500643