Davidson County DEEDWARR
Recvd: 07/20/04 15:43 2pgs
Fees:13.00 Taxes:629.00
20040720-0086778

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map & Parcel 132-16-38

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Michael Neuv Mann	**Michael Neuv Mann**	**NONE**
427 Lynn Court	**427 Lynn Court**	
Nashville, TN 37211	**Nashville, TN 37211**	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FALCON INDUSTRIES, INC**, has bargained and sold and by these presents do transfer and convey unto **MICHAEL NEUV MANN, A Single Man, his** heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 815, on the Plan of Caldwell Hall Subdivision, Section Thirteen, of record in Plat Book 3300, pages 65 and 66, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Falcon Industries, Inc. by Quitclaim Deed from John Viers, Trustee, of record in Instrument No. 20040706-0079896, of record in Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee, his heirs and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2004 Davidson County taxes are a lien but are not yet due and payable. These taxes have been prorated between the parties as of the date of this instrument, with Grantee assuming responsibility for payment of the same.

2. All matters as shown on the Plan of Caldwell Hall Subdivision, of record in Plat Book 3300, page 65 and 66, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signature, this the **8th** day of **July, 2004**.

FALCON INDUSTRIES, INC

By: _____
D.H. AUSTIN, Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared D. H. Austin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Vice President of **FALCON INDUSTRIES, INC**, the within named bargainor, a corporation, and that he as such Vice President, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President, respectively.

WITNESS my hand and seal, at office, on this **8th** day of **July, 2004**.

My Commission Expires:
1/16/08

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of **$170,000.00**.

_____
Affiant

Sworn to and subscribed before me on this **8th** day of **July, 2004**.

My Commission Expires:
1/16/08

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

_____
Notary Public