BOX 15

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $200,000.00

MARK BLAYNEY LECOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me, this 13th day of October, 2005.

Notary Public
My commission expires: 4/8/09

02-0510-44316

Address of New Owner:	Send Tax Bills to:	Tax Information
Jason Cohn	First Magnus Financial Corp.	108-12-0-B-165.00CO
3336 Quail View Drive	an Arizona Corporation	
Nashville TN 37214	7000 N. Mopac , ste. 330, Austin, TX 78731	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Karl T. Falls and wife, Emily P. Falls, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jason Cohn and wife, Michelle M. Cohn, hereinafter called the Grantees, their successors 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 No. 155 on the Plan of Phase 1A, Section 6, Harborview, of record in Book 7900, Page 645, together with a driveway easement of record in Book 10108, Page 552, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karl T. Falls and wife, Emily P. Falls by deed from John F. Vassilas and wife, Manuella Vassilas, dated November 6, 2003, of record in Instrument Number 20031208-0175870 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3336 Quail View Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 10/18/05 15:32 2 pgs
Fees:13.00 Taxes:740.00
20051018-0125762

WITNESS my hand this 13th day of October, 2005.

Karl T. Falls

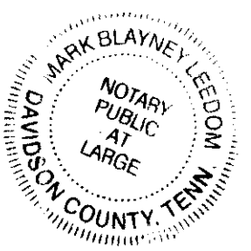
Emily P. Falls

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Karl T. Falls and Emily P. Falls, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 13th day of October, 2005.

Notary Public
State of Tennessee at Large



My Commission expires 9/8/09