WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00.

Margaret Washington
Affiant

Subscribed and sworn to before me, this 9th DAY OF September, 2005.

Notary Public

RACHEL L. BELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: (AFFIX SEAL)
MY COMMISSION EXPIRES: May 23, 2009

G-CBB-05-1404

THIS INSTRUMENT WAS PREPARED BY
RUSTY TITLE ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theodore Washington, Jr.	Ownit Mortgage Solutions, Inc. (NAME)	
1404 Oakhurst Drive (ADDRESS)	11700 Great Oaks Way, Ste. 360 (ADDRESS)	72-7-307
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Alpharetta, GA 30022 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KAWANDUS L. BENNETT AND HUSBAND, TREYMAYNE BENNETT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THEODORE WASHINGTON, JR. AND WIFE, MARGARET WASHINGTON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 36, SUBDIVISION OF THE WATERS PLACE ON MAXEY LANE, as shown on plat of record in Plat Book 332, Page 136-137, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kawandus L. Baker by Quitclaim Deed from Joseph L. Baker, recorded on the 13th day of August, 2004 in Instrument No. 20040813-0097796, in the Register's Office of Davidson County, Tennessee. ~~Kwandus L. Baker~~ Kawandus L. Bennett is now known as ~~Kwandus~~ Kawandus L. Bennett. Treymayne Bennett joins in this instrument for purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1404 Oakhurst Drive, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 9th day of September, 2005.

Kawandus L. Bennett

Treymayne Bennett

Davidson County DEEDWARR
Recvd: 09/16/05 11:56 2 pgs
Fees:13.00 Taxes:377.40

20050916-0111579

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

09/09/2005 11:34 FAX TITLE COMPANY 019

STATE OF Tennessee
COUNTY OF Davidson

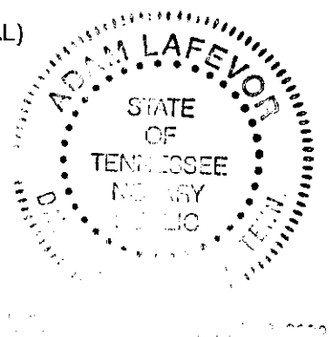
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kawandus L. Bennett and Treymayne Bennett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of September, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903