WARRANTY DEED

P-BA-05-6128

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,500.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES: 3-22-08
(AFFIX SEAL)

PAMELA JO YATES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tarik Ramusovic	Bank of America	
6128 Tulip Tree Lane (ADDRESS)	(NAME) 200 S. College Street (ADDRESS)	155-8A-32
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Charlotte, NC 28255-0001 (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 JON SEXTON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TARIK RAMUSOVIC, UNMARRIED, 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 32, as shown on the map entitled Phase 1 of Poplar Creek Estates, of record in Plat Book 6250, page 647, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jon Sexton, married, by deed from Rifat Ramusovic and spouse, Marijana Ramusovic, a 1/2 undivided interest and Tarik Ramusovic, a 1/2 undivided interest, dated September 26, 2003 and filed of record as Inst. No. 20031001-0144774, Register's Office for Davidson County, Tennessee.

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

Grantor has never occupied said property as his principal residence.

Davidson County DEEDWARR
Recvd: 10/05/05 10:44 2 pgs
Fees:13.00 Taxes:845.45
20051005-0119882

unimproved ( )
This is improved (X) property, known as 6128 Tulip Tree Lane, Nashville, Tennessee 37221
(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 30th day of September, 2005.

Jon Sexton

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Williamson

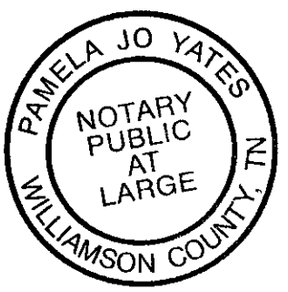
I, Pamela Jo Yates, a Notary Public of the County and State first above written, do hereby certify that Jon Sexton, married personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of September, 2005.

Pamela Jo Yates
Notary Public

My Commission Expires: 3-22-08

(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959