WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Pamela Jo Yates
Affiant

Subscribed and sworn to before me, this 17th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

P-FAM-06-0521

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua L. Baney	Franklin American Mortgage Com	
521 Cinnamon Place (ADDRESS)	501 Corporate Centre Drive, Suite 400 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	181-1A-167.00CO

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 JEFFREY ALAN WASHBURN AND LAURA L. WASHBURN, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSHUA L. BANEY AND WIFE, MARY BETH BANEY, 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 No. 88 on the Plan of Sugar Valley Section 5, a Planned Unit Development, of record in Instrument Number 200012040118880, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to JEFFREY ALAN WASHBURN AND LAURA L. WASHBURN, HUSBAND AND WIFE by deed (DEEDWARR) from YAZDIAN CONSTRUCTION, INC., A TENNESSEE CORPORATION of record in Deed Instrument 200402040013645 on 01/13/2004 and filed for record on 02/04/2004 , Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 521 CINNAMON PLACE, 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 17th day of August, 2006.

Jeffrey Alan Washburn

Laura L. Washburn

Davidson County DEEDWARR
Recvd: 08/24/06 12:01 2 pgs
Fees:13.00 Taxes:924.63

20060824-0104490

STATE OF Tennessee
COUNTY OF DAVIDSON

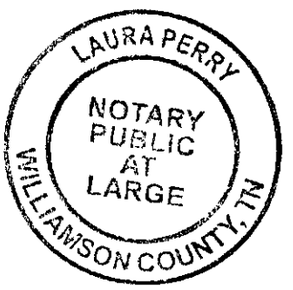
On this the 17th day of August, 2006, before me personally appeared Jeffrey Alan Washburn and Laura L. Washburn, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of August, 2006.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959