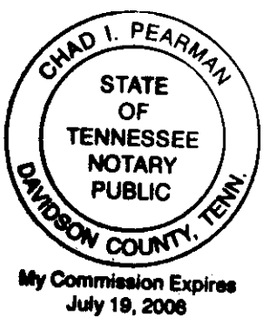
STATE OF TENNESSEE
COUNTY OF DAVIDSON



The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

Subscribed and Sworn to before me on this the 7th day of September, 2006.

Notary Public

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:
J. Greg Hardeman
PREMIER ESCROW, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 09/14/06 14:09 2 pg
Fees:13.00 Taxes:1443.00
20060914-0114191

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Mr. and Mrs. William Banyai 5108 Glencarron Drive Nashville, TN 37220	SAME	161-1B103

For good and valuable consideration, receipt of which is hereby acknowledged, Gregory A. Thompson and wife, Brooke D. Thompson, ("Grantors") have bargained and sold, and by these presents do transfer and convey unto John William Banyai and wife, Lynn S. Banyai ("Grantees") certain real estate located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 27, Phase Three, Section One, Aberdeen Woods Planned Unit Development, as shown on plat of record in Plat Instrument No. 20000523-0051434, said Register's Office, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Gregory A. Thompson and wife, Brooke D. Thompson by Special Warranty Deed from Primacy Closing Corporation of record in Instrument No. 20040610-0068958, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to:

(a) By-Laws of record in Book 10790, page 219, Instrument No. 20030221-0023491, Instrument No. 20030221-0023492, and Instrument No. 20030730-0108227;
(b) Restrictive Covenants of record in Book 10790, page 189, Book 11714, page 843, Book 11303, page 555, Instrument No. 20000203-0011436; and
(c) Plan of record in Instrument No. 20000523-0051434 and Instrument No. 20000815-0081296.

This is unimproved property known as 5108 Glencarron Drive, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantees, its successors and assigns, forever. Grantors

covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple subject to the matters set forth above, has good right to convey it subject to the matters set forth above, and the same is unencumbered except as set forth above. Grantors further covenant and bind themselves, thier heirs, representatives, successors and assigns to warrant and forever defend the title to the said real property to Grantees, its successors and assigns against the lawful claims of all persons whomsoever except claims arising out of matters set forth above.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness Grantors' hands this 7 day of September, 2006.

Gregory A. Thompson

Brooke D. Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gregory A. Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7 day of September, 2006.

NOTARY PUBLIC

My Commission Expires: JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE Exp. 3/21/09 DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brooke D. Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7 day of September, 2006.

NOTARY PUBLIC

My Commission Expires: JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE Exp. 3/21/09 DAVIDSON COUNTY, TENN.