WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Ashley Neese
Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2007.

Connie Hooper
Notary Public

MY COMMISSION EXPIRES: 2/24/09
(AFFIX SEAL)

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

P-07-01826

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maigan K. Shanks	Franklin American Mortgage Com	
1826 Lincoya Bay Dr.	(NAME) 501 Corporate Centre Suite 400	109-05-0D-117.00 CO
(ADDRESS) Nashville, Tennessee 37214	(ADDRESS) Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we KIMBERLY COOK HUSKY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MAIGAN K. SHANKS, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1826 of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585, Register's Office for Davidson County, Tenenssee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20050923-0114373, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Kimberly E. Cook A.K.A. Kimberly Cook Husky, married, by Warranty Deed from 70 South Associates, LLC., a Tennessee limited liability company of record in Instrument Number 20060502-0050578, in the Register's Office for Davidson County, Tennessee, dated April 28, 2006.

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

unimproved ( )
This is improved (X) property, known as 1826 Lincoya Bay Dr., Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 09/13/07 11:07 2 pgs
Fees:13.00 Taxes:481.00

20070913-0109851

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness my/our hand(s) this 31st day of August, 2007.

Kimberly Cook Husky

STATE OF TENNESSEE

COUNTY OF Williamson

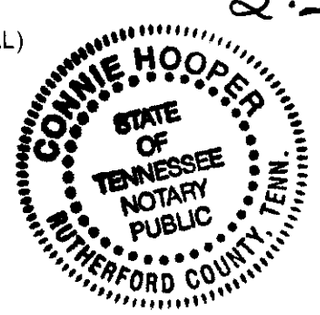
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for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

Witness my hand and official seal, this the .

Connie Hooper
Notary Public

My Commission Expires: 2.24.09

(SEAL)



RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800