Warranty Deed

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $244,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of July, 2008. Notary Public My commission expires: 5-23-2009
	THIS INSTRUMENT WAS PREPARED BY WAGON WHEEL TITLE 202 SOUTH 11TH STREET NASHVILLE, TN 37206 615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lee W. Craft	Franklin American Mortgage	Map: 181-01-A
521 Cinnamon Place	501 Corporate Centre #400	Parcel: 167.00CO
Nashville, TN 37211	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSHUA L. BANEY AND WIFE, MARY BETH BANEY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEE W. CRAFT**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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 Section Five, Sugar Valley, a Planned Unit Development, of record in Instrument 200012040118880, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joshua L. Baney and wife, Mary Beth Baney, by deed from Jeffrey Alan Washburn and Laura L. Washburn, husband and wife, of record in Instrument 200608240104490, said Register's Office, dated August 17, 2006.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20001204-0118880 said Register's Office, which Plan shows a 20 foot minimum building setback line from Cinnamon Place together with additional setback lines, and a 10 foot easement for public utility and drainage purposes along the rear line(s) And a 20 foot public utility easement along the front line of said lot. Dedication of perpetual Easement for Entrance Wall of record in Doc. 20040205-0014018, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 11069, page 14, Doc. No. 20001205-0119527, Doc. No. 200470203-0013041, By-Laws in Book 11069, page 24, Register's Office, which sets forth assessments, liens

Davidson County DEEDWARR
Recvd: 07/08/08 12:24 2 pgs
Fees:13.00 Taxes:902.80
20080708-0070172

and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property known as 521 Cinnamon Place, Nashville, TN 37211.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~3rd~~ 2nd day of July, 2008.

Joshua L. Baney

Mary Beth Baney

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~DAVIDSON~~ Onslow

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua L. Baney and Mary Beth Baney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ~~3rd~~ 2nd day of July, 2008.

Notary Public Joyce Gardner-Smith

My Commission Expires: ~~November 22, 2010~~ Feb. 6, 2012

JOYCE GARDNER-SMITH NOTARY PUBLIC ONSLOW COUNTY, N.C.