This instrument prepared by:
Stephen L. Carpenter, Esq.
CARPENTER & LEWIS PLLC
10413 Kingston Pike, Suite 200
Knoxville, Tennessee 37922

GRANTOR: FRANCIS W. SCHALLER AND WIFE, KAREN B. SCHALLER

GRANTEE: KAREN BARBARA SCHALLER, AS TRUSTEE UNDER KAREN BARBARA SCHALLER LIVING TRUST DATED APRIL 13, 2006

PARCEL ID: 107 05 0A 119.00

Davidson County DEEDWARR
Recvd: 05/12/06 09:11 2 pgs
Fees:12.00 Taxes:0.00

20060512-0055758

Warranty Deed

THIS INDENTURE, made this 13th day of April 2006, between **FRANCIS W. SCHALLER and wife, KAREN SCHALLER,** of Loudon County, State of Tennessee, hereinafter collectively referred to as Grantor, and **KAREN BARBARA SCHALLER, as Trustee under KAREN BARBARA SCHALLER LIVING TRUST dated April 13, 2006,** hereinafter collectively referred to as Grantee.

W I T N E S S E T H :

That the said Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration paid to Grantor by the said Grantee, the receipt of which is hereby acknowledged, Grantor has granted, bargained, sold, remised, released, and conveyed, and Grantor does hereby grant, bargain, sell, remise, release, and convey unto the said Grantee the following described premises, to wit:

> Land in Davidson County, Tennessee, being Unit No. 119 in Five Oaks, a Planned Unit Development as shown on the plat of record in Book 5200, page 355, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Francis W. Schaller and Karen Schaller by virtue of Deed dated March 16, 1982, recorded on March 18, 1982 in Deed Book 5863, Page 382 in the Register's Office for Davidson County, Tennessee.

with the hereditaments and appurtenances thereto appertaining and hereby releasing all claims to homestead, dower, and curtesy therein. TO HAVE AND TO HOLD the said premises to the said Grantee, Grantee's heirs, executors, administrators and assigns forever. Further, said Grantor does hereby covenant with said Grantee, Grantee's heirs, and assigns, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances, except taxes for the current year, the payment of which is assumed by the Grantee; and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Wherever used in the instrument, terms, parties and pronouns shall be construed to represent either the singular or plural, as the case may demand, and the use of any gender shall be applicable to all genders, as appropriate.

FOR FURTHER REFERENCE, SEE MEMORANDUM OF TRUST RECORDED SIMULTANEOUSLY HEREWITH. 20060512-0055757

IN WITNESS WHEREOF, the said Grantor has set their hands and seals on the day and year first above written.

Francis W. Schaller
FRANCIS W. SCHALLER

Karen Schaller
KAREN SCHALLER

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

Personally appeared before me, the undersigned authority, a Notary Public in and for the above county and state, the within named bargainors, **FRANCIS W. SCHALLER and wife, KAREN SCHALLER,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of April 2006.

STEPHEN L. CARPENTER NOTARY PUBLIC AT LARGE KNOX COUNTY, TN

NOTARY PUBLIC
My Commission Expires December 4, 2006

This Warranty Deed was prepared from information furnished by Grantor. The preparer makes no representations regarding the status of the title, the accuracy of the description, the proposed use of the real estate, or any applicable zoning regulations concerning the described property nor any other matter except the validity of the form of this Warranty Deed. The above descriptions were taken from the previous deed of record.

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

This transfer is to a Revocable Living Trust and is exempt from tax pursuant to T.C.A. 67-4-409(a)(3)(F) and no oath of value shall be required.

Karen Barbara Schaller
KAREN BARBARA SCHALLER

SWORN TO AND SUBSCRIBED before me this 13th day of April 2006.

STEPHEN L. CARPENTER NOTARY PUBLIC AT LARGE KNOX COUNTY, TN

NOTARY PUBLIC
My Commission Expires December 4, 2006

PROPERTY OWNER/RESPONSIBLE TAXPAYER:
KAREN BARBARA SCHALLER, AS TRUSTEE UNDER KAREN BARBARA SCHALLER LIVING TRUST DATED APRIL 13, 2006
203 Coyatee Drive
Loudon, Tennessee 37774