This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Davidson County DEEDWARR
Recvd: 05/25/07 11:10 2 pgs
Fees:13.00 Taxes:1202.50
20070525-0062594

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Subscribed and sworn to before me,

this 21 day of May, 2007.

Notary Public

My Commission Expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Nicholas T. Arnold 3405 Wynfall Lane Nashville, Tennessee 37211	SIRVA Mortgage Inc. 6070 Parkland Boulevard Mayfield Heights, OH 44124	180-04-O-B-76.CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Joseph Schmits and wife, Jennifer M. Schmits,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Nicholas T. Arnold**, hereinafter called the Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Brookview Forest, Revision One, Phase III, as of record in Instrument No.20051025-0128969, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph Schmits and Jennifer A. Murray, two unmarried people by Warranty Deed from Drees Premier Homes, Inc., of record in Instrument No.20060525-0061654, Register's Office for Davidson County, Tennessee.

NOTE: Jennifer A. Murray, having since married Joseph Schmits is one and the same person and now known as Jennifer M. Schmits.

This is improved property known as: 3405 Wynfall Lane Nashville, TN 37211.

This property is made subject to the following:

1. 2007 County Taxes a lien, not yet due and payable.

2. Subject to all matters on Plat Plan of record in Instrument No.20051025-0128969, Register's Office for Davidson County, Tennessee.

3. Subject to Restrictive Covenants of record in Instrument No.20030829-0125803, Register's Office for Davidson County, Tennessee.

4. Subject to By-Laws of record in Instrument No.20030829-0125803, Register's Office for said County.

5. Subject to Charter for The Homeowner's Association of record in Instrument No.20030829-0125803 and as amended in Instrument No.23300918-0138293, Register's Office for said County.

6. Subject to any and all matters related to said property as of record in Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 21st day of MAY, 2007.

By: _____
Joseph Schmits

By: _____
Jennifer M. Schmits, f/k/a Jennifer A. Murray

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Philip Davis Alexander, a Notary Public in and for said County and State, the within named Joseph Schmits and wife, Jennifer M. Schmits, the bargainors, 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 Nashville, Tennessee, on this 21st day of May, 2007.

_____
NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010