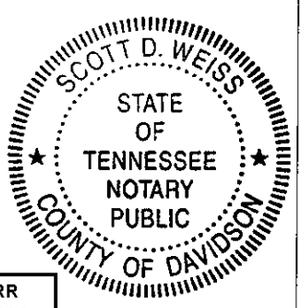
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 08/03/07 12:56 2 pgs
Fees:13.00 Taxes:4255.00
20070803-0092644

State of Tennessee)
County of Davidson)

07-01-018

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00.

Stephen A. Fahrig
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd day of August, 2007

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
STEPHEN A. FAHRIG,AND WIFE, SHARON ANN JACKSON	FIRST HORIZON HOME LOANS	159-2
(NAME) 1117 Radnor Glen Drive	(NAME) P.O. BOX 7481	079.00CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Springfield, OH 45501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **JAMES E. SHMERLING AND WIFE, DEBRA E. SHMERLING**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STEPHEN ANDREW FAHRIG, AND WIFE, SHARON ANN JACKSON**, hereinafter called the Grantee(s), 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. 31, on the Plan of High Ridge Subdivision, a Planned Unit Development, Phase One, of record in Plat Book 11700, Page 57, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to JAMES E. SHMERLING AND WIFE, DEBRA E. SHMERLING, by Deed from W. HUGH NELSON AND WIFE, JANICE E. NELSON, recorded August 12, 2002, of record in Instrument No. 20020812-0097393, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of High Ridge Subdivision, of record in Book 11741, Page 713, and amended in Instrument No. 20040624-0075401, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of **JAMES E. SHMERLING** pursuant to a Power of Attorney executed by same on the 30th day of July and being filed for record in Instrument No. **20070803-0092643**, and being recorded simultaneously herewith.

BEING unimproved
Improved property known as: 1117 Radnor Glen Drive, Brentwood, TN, 37027.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 3rd day of August, 2007

JAMES E. SHMERLING

BY: DEBRA E. SHMERLING AS ATTORNEY-IN-FACT

DEBRA E. SHMERLING

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DEBRA E. SHMERLING, the bargainor(s), 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 Brentwood, Tennessee, this 3rd day of August, 2007.

My Commission Expires: 01/03/11

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

On this 3rd day of August, 2007, before me personally appeared DEBRA E. SHMERLING, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of JAMES E. SHMERLING, and acknowledged that she executed the same as the free act and deed of the said JAMES E. SHMERLING.

Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of August, 2007.

My Commission Expires: 01/03/11

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETER WEISS

State of Tennessee)
County of Davidson)

Peter Weiss

Personally appeared before me, the undersigned, a Notary Public for this county and state, [redacted], who acknowledges that the certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON