Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 9th day of August, 2007 by and between **Lyman R. Schmidt and wife, Amy Schmidt**, hereinafter referred to as GRANTOR, and **Frank V. Schriner, III and wife, M. Kirsten Schriner**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 3 on the Plan of Glendale Park, Section 1, of record in Book 1130, page 45, Register's Office for said County, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Lyman R. Schmidt and wife, Amy Schmidt, by Warranty Deed from Christian Properties, Inc., dated December 30, 2003, recorded January 5, 2004, of record in Instrument 20040105-0001285, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **4215 Lealand Lane, Nashville, TN 37204**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Lyman R. Schmidt BY: John R. Rapp AIF

Lyman R. Schmidt

Amy Schmidt BY: John R. Rapp AIF

Amy Schmidt

Davidson County DEEDWARR
Recvd: 08/14/07 09:05 2 pgs
Fees:13.00 Taxes:1378.25
20070814-0096926

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, John R. Papp, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 9th day of August, 2007.

Cynthia Ann Gore
Notary Public

My Commission Expires: 1/24/10



ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 9th day of August, 2007 before me personally appeared John R. Papp, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lyman R. Schmidt and wife, Amy Schmidt, and acknowledged that he/she executed the same as the free act and deed of said Lyman R. Schmidt and wife, Amy Schmidt.

Witness my hand, at office, this 9th day of August, 2007.

Cynthia Ann Gore
Notary Public

My Commission Expires: 1/24/10



Name and Address of Property Owner:
Frank V. Schriner, III and M. Kirsten Schriner
4215 Leland Lane, Nashville, TN 37204

Send Tax Statements to:

Regions Bank d.b.a. Regions Mortgage
2050 Parkway Office Circle RCN-6
Birmingham, AL 35244

Map and Parcel--132.05-O-004.00

AFFIDAVIT OF VALUE

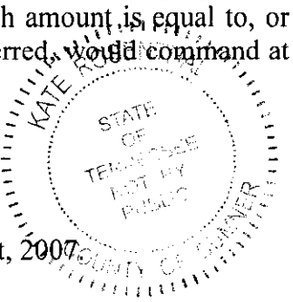
STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $372,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 9th day of August, 2007.

Notary Public
My Commission Expires: _____



MY COMMISSION EXPIRES NOV 22 2010

RETURN TO:Land Title South, Inc.,3326 Aspen Grove Drive, Suite 400,Franklin, TN 37067