Davidson County DEEDWARR
Recvd: 02/04/08 12:21 2 pgs
Fees:13.00 Taxes:725.20

20080204-0011345

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $196,000.00

Joshua Neighbors
Affiant

Subscribed and sworn to before me, this 30th day of January, 2008.

Notary Public
My commission expires: 5/22/2010

05-0801-64010

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark Schmidt	First Tennessee Home Loans	086-04-0-B-014.00
5032 Sunset Way	P.O. Box 7481	
Hermitage TN 37076	Springfield, OH 45501	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Richard Hommrich and wife, Kathleen O. Hommrich, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mark Schmidt and wife, Nicole Schmidt, hereinafter called the Grantees, their successors 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. 15, on the Plan of Section One, Sunset Oaks, of record in Book 7900, Page 600, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Richard Hommrich and wife, Kathleen O. Hommrich by deed from Frank Batson Homes, Inc., dated October 17, 1994, recorded October 19, 1994, of record in Book 9497, Page 125, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5032 Sunset Way, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs 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 my hand this 30th day of January, 2008.

John Richard Hommrich
John Richard Hommrich

Kathleen O. Hommrich
Kathleen O. Hommrich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Richard Hommrich and Kathleen O. Hommrich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 30th day of January, 2008.

State of Tennessee at Large

My Commission expires
5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010