THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF August, 2008 Notary Public MY COMMISSION EXPIRES: 1/12/09 (AFFIX SEAL)
Return to: BRENTWOOD TITLE & ESCROW, LLC 320 SEVEN SPRINGS WAY SUITE 150 BRENTWOOD, TN 37027	CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lori M. Genes	Franklin American Mtg. Co.	MAP 181-10-A
7217 Autumn Crossing Way	501 Corporate Center Dr. #400	PARCEL 233.00CO
Brentwood, TN 37027	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Corby L. M. Schmalz and wife, Rosalie E. Schmalz**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lori M. Genes and Augustine W. Christian, II, as joint tenants with right of survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 704, on the Final Plat of Phase Seven, Autumn Oaks Subdivision, of record in Instrument No. 200507250086194, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Corby L.M. Schmalz, a married man and wife, Rosalie E. Schmalz by deed from Corinthian Custom Homes, Inc. a Tennessee Corporation of record in Instrument No. 200604070040191, said Register's Office, dated March 30, 2006.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **7217 Autumn Crossing Way, Brentwood, TN 37027.**

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 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 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 our hand(s) this the 29th day of August, 2008.

Davidson County DEEDWARR
Recvd: 09/03/08 11:34 2 pg
Fees:13.00 Taxes:947.20
20080903-0090173

Corby L.M. Schmalz

Rosalie E. Schmalz By: Corby L.M. Schmalz, POWER IN FACT.
Rosalie E. Schmalz by Corby L.M. Schmalz, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Corby L.M. Schmalz** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of August, 2008.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Corby L.M. Schmalz** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Rosalie E. Schmalz**, as Attorney in Fact, as the free act and deed of the within named **Rosalie E. Schmalz**.

Witness my hand and official seal this the 29th day of August, 2008.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE