STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$259,000.00** (Two Hundred Fifty Nine Thousand).

Kim Gillespie
AFFIANT

Subscribed to and sworn before me this 4th day of August, 2009.

NOTARY PUBLIC MY COMMISSION EXPIRES: 02/28/2012 (NOTARY SEAL)

Lisa Hodges
State of Tennessee
Notary Public
County of Sumner

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jeffrey S. Schramm, Sr. and Vicki L. Paris 4121 Knipfer Road Joelton, TN 37080	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	029 6.00

WARRANTY DEED

FOR AND IN 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, I/WE, **GEOFFREY DEINEMA AND WIFE TAMMY DEINEMA,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JEFFREY S. SCHRAMM, SR. AND VICKI L. PARIS,*** 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:

*As Joint Tennants With Right Of Survivorship,

Land in Davidson County, Tennessee, described as follows:

(See Attached Exhibit "A")

Being the same property conveyed to Geoffrey Deinema and wife Tammy Deinema by deed from Estate of Willie S. Arrington of record in Instrument 200008280084385, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20090056681 DEEDWARR
Recvd: 08/19/09 09:50 3 pgs
Fees:18.00 Taxes:958.30
20090819-0077993

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:		Property known as:
	(**X**) IMPROVED ( ) UNIMPROVED	**4121 KNIPFER ROAD** **JOELTON,TN37080**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2009

EXHIBIT "A"

Beginning at an iron pin (new) in the westerly margin of Knipfer Road, in the northerly boundary of a tract of land which belongs to Michael E. Douglas, having a deed reference in Deed Book 9718, page 895, Register's Office for Davidson County, Tennessee, the southeast corner of this tract and continuing, as follows: S 89 deg. 33' 05" W, passing a common corner of said tract of land which belongs to Michael E. Douglas and a tract of land which belongs to Oscar Peters, Jr., having a deed reference in Deed Book 2490, page 379, Register's Office for Davidson County, Tennessee, and continuing on passing a common corner of said tract of land which belongs to Oscar Peters, Jr. and a tract of land which belongs to Jim Henderson, having a deed reference in Deed Book 6034, page 427, Register's Office for Davidson County, Tennessee, and continuing on passing a common corner of said tract of land which belongs to Jim Henderson and a tract of land which belongs to Allen C. Cook, having a deed reference in Deed Book 4415, page 274, Register's Office for Davidson County, Tennessee, and continuing in all 380.35 feet to an iron pin (old), the northwest corner of said tract of land which belongs to Allen C. Cook, the northeast corner of a tract of land which belings to Gene Arrington, having adeed reference in Deed Book 3035, page 397, Register's Office for Davidson County, Tennessee; thence, S 79 deg. 50' 19" W, passing a common corner of said tract of land which belongs to Gene Arrington and a tract of land which belongs to Gary Arrington, having a deed reference in Deed Book 3537, page 611, Register's Office for Davidson County, Tennessee, and continuing on passing a common corner of said tract of land which belongs to Gary Arrington and a tract of land which belongs to Adrian Gary Arrington, having a deed reference in Deed Book 7426, page 447, Register's Office for Davidson County, Tennessee, and continuing in all 284.02 feet to a pipe (old), the northwest corner of said tract of land which belongs to Adrian Gary Arrington, the northeast corner of a tract of land which belongs to Glenn A. Arrington, having a deed reference in Deed Book 2089, page281, Register's Office for Davidson County, Tennessee; thence, N 88 deg. 29' 30" W, 208.80 feet to an iron pin (new), the northwest corner of said tract of land which belongs to Glenn A. Arrington, in the easterly boundary of a tract of land which belongs to Jimmy W. Randall, having a deed reference in dded Book 10056, page 476, Register's Office for Davidson County, Tennessee; thence N 00 deg. 53' 34" E, 412.44 feet to an iron pin (new) in the easterly boundary of said tract of land which belongs to Jimmy W. Randall, the southwest corner of a Tract, this survey; thence, N. 88 deg. 38' 51" E, 621.41 feet to an iron stake (old), the southeast corner of Tract 3, this survey, the southwest corner of a tract of land which belongs to Nestler W. Bernard, having a deed reference in dded Book 3913, page 621, Register's Office for Davidson County, Tennessee, the northwest corner of a tract of land which belongs to Paul Arrington, having a deed reference in Deed Book 3035, page 393, Register's Office for Davidson County, Tennessee; thence S 00 deg. 37' 09" E, passing a common corner of said tract of land which belongs to Paul Arrington, and a tract of land which belongs to Paul W. Arring, having a deed reference in deed Book 5358, page 236, Register's Office for Davidson County, Tennessee, and continuing in all 254.00 feet to an iron pin (new), the southwest corner of said tract of land which belongs to Paul W. Arrington; thence N 88 deg. 38' 51" E, 270.13 feet to an iron pin (new) in the westerly margin of Knipfer Road, in the southerly boundary of said tract of land which belongs to Paul W. Arrington; thence with the westerly margin of said road, and running 25 feet parallel to the center of said road, S 13 deg. 34' 41" W, 135.65 feet to the point of beginning, containing 6.53 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, August 3, 1999.

WITNESS, this 4th day of August, 2009

Geoffrey Deinema

Tammy Deinema

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of August, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Geoffrey Deinema and Tammy Deinema** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 4th day of August, 2009.

Notary Public

Commission Expires:_____

DEBORAH TUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011