Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $82,000.00

Katie L. Steiner
Affiant

Subscribed and sworn to before me, this 15th day of September, 2009.

Notary Public
My commission expires: 1-1-2012

KATHLEEN A. TOMLINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires

06-0907-73610

Address of New Owner:	Send Tax Bills to:	Tax Information
Katie L. Steiner	Franklin American Mortgage	149-08-0-203.00
605 Alison Court	501 Corporate Centre Drive, Suite 400	
Nashville TN 37217	Franklin, TN 37067	

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, **Robert F. Knee, II, Married** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Katie L. Steiner**, unmarried 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. 32-A, on the Plan of Revised Zone Lot Division, Lot Nos. 10-16 and 18-43, Edge-O-Lake, Section 21, of record in Book 5200, Page 577, as amended in Book 6900, Page 256, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert F. Knee, II, unmarried by deed from Shari Wilkes f/k/a Sherrie Long and husband Leslie Wilkes, dated May 8, 1995, recorded May 10, 1995, of record in Book 9668, Page 361, Register's Office for Davidson County, Tennessee. **The said Robert F. Knee having since married.**

Angela Knee, spouse of grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

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 **605 Alison Court, Nashville, TN 37217**

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.

BILL GARRETT, Davidson County
Trans:T20090063329 DEEDWARR
Recvd: 09/16/09 10:24 2 pgs
Fees:13.00 Taxes:303.40
20090916-0086377

WITNESS my hand this 15th day of September, 2009.

Robert F. Knee, II

Angela Knee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert F. Knee, II and Angela Knee , 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 Mt. Juliet, TN, this 15th day of September, 2009.

Notary Public

My Commission expires:

1-17-12

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012