WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF JULY, 2011

Notary Public

MY COMMISSION EXPIRES: 12-21-2011
(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TROY R. SCHMELZER	FRANKLIN AMERICAN MORTGAGE CO.	MAP 107-13 PARCEL 123
(NAME)	(NAME)	
1200 CATINA DRIVE	501 CORPORATE CENTRE DR. SUITE 400	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37217	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, I, **NINA B. PUGH, BY AND THROUGH CINDY PUGH, ATTORNEY IN FACT,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TROY R. SCHMELZER AND WIFE, TERA SCHMELZER**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being lot No. 279 on the Map of the First Addition to Miro Meadows of record in book 1424, page 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to NINA B. PUGH by deed dated 3/1/68 of record in Book 4220, page 994, Register's Office for Davidson County, Tennessee.

CINDY PUGH executes this instrument as Attorney in Fact for NINA B. PUGH pursuant to Contingent General Durable Power of Attorney of record in Instrument No. 20100302-0015960, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record; (4) building restrictions and (5) other matters of public record.

This is improved property, known as 1200 CATINA DRIVE, NASHVILLE, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand(s) this 7th day of July, 2011.

Nina B Pugh
NINA B. PUGH

Cindy Pugh
BY: CINDY PUGH, Attorney in Fact

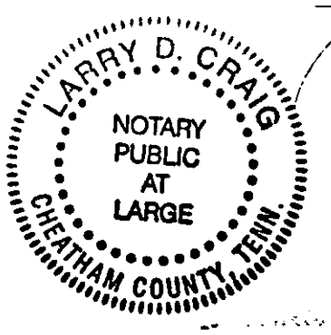
BILL GARRETT, Davidson County
Trans:T20110040925 DEEDWARR
Recvd: 07/08/11 08:27 2 pgs
Fees:13.00 Taxes:351.50
20110708-0052222

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, CINDY PUGH, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and further acknowledged that she is the Attorney In Fact for NINA B. PUGH and is authorized by NINA B. PUGH to execute this instrument on her behalf.

WITNESS my hand and official seal this 7th day of July, 2011.



NOTARY PUBLIC

My commission expires: 12-21-2011