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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Brentwood, Tennessee 37027
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W & I Ref: _____ Title No: 45318

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/03/04 14:41 2pgs
Fees:13.00 Taxes:1328.30
20040303-0024256

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Corporate Seller, LLC 449 Taft Ave. Glen Ellyn IL 60137	SAME

TAX MAP-PARCEL NUMBERS: 160-16-B-128

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $ 359,000 cash _____, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Joseph M. Schnaufer and spouse, Laura R. Schnaufer, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Corporate Seller, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Brentwood Chase Revision One, Section Two of record in Book 9700, pages 945-948, Register's Office for said County, to which plan reference is made for a more complete description thereof.

Being the same property conveyed to Joseph M. Schnaufer and wife, Laura R. Schnaufer by deed from Wilson Concord, L.P. of record in Document No. 200308290126086, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 945-948, said Register's Office, which Plan shows a 25 foot minimum building setback line from Watauga Place, together with additional setback building designations and a 20 foot easement for public utility purposes along the front lines of said lot; Easement for drainage purposes along the southeasterly portion of the broken rear line of said lot, together with an 8 inch sewer line lying therein; Subject to Stormwater Detention Agreements of record in Book 11115, page 281 and in Book 11115, page 286, Register's Office for Davidson County, Tennessee; The Declaration of Covenants, Conditions and Restrictions of record in Document No. 200005310053798 and amended in Document No. 200008310086366, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 217 Watauga Place, Brentwood, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21 day of February, 2004.

Joseph M. Schnaufer

Laura R. Schnaufer

State of Illinois
County of DuPage

On this 21st day of February, 2004, before me the undersigned authority, personally appeared **Joseph M. Schnaufer and Laura R. Schnaufer**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 8-30-04

Notary

OFFICIAL SEAL
SA[illegible]
NOTARY PU[illegible] ILLINOIS
MY COMMISSION EXPIRES:08/30/04

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $359,000.00.

Affiant

Sworn and subscribed before me this 27th day of February, 2004.

Notary Public

My Commission Expires: 11/13/07

KATHRYN B. McCLELLAN
NOTARY PUBLIC
WILLIAMSON COUNTY, TN