This instrument prepared by: John F. Morreale, Attorney
JOHN F. MORREALE & ASSOCIATES, P.C.
449 Taft Avenue
Glen Ellyn, Illinois 60137

Davidson County DEEDWARR
Recvd: 03/17/06 11:08 2 pgs
Fees:13.00 Taxes:573.13
20060317-0031024

WARRANTY DEED
(CORPORATION)

THIS INDENTURE, made this 31 day of January , A.D., 20 06 , by and between

CORPORATE SELLER, LLC, an ILLINOIS Company organized and existing under the laws of the State of ILLINOIS with its principal place of business in DUPAGE County.

First Parties, and

LAVERN D. BAUGUSS, SINGLE

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

BEING LOT NO. 27 ON THE PLAN OF HICKORY WOODS ESTATES, SEC. C OF RECORD IN PLAT BOOK 6900, PAGES 885, 886 & 887, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE ACCURATE DESCRIPTION OF SAID LOT.

OWNER:
LaVern D. Bauguss
6513 Wildgrove Drive
Antioch, TN 37013

RESPONSIBLE TAXPAYER:
Star Mortgage Services
P.O. Box 200810
Kennesaw, GA 30156-9246

PROPERTY ADDRESS: 6513 WILDGROVE DR., ANTIOCH, TN 37013
MAP & PARCEL: 176-5A-10

CLT # _____

BEING THE SAME PROPERTY CONVEYED TO CORPORATER SELLER, LLC BY DEED FROM DARREN BRENT HARRISON AND CYNTHIA HARRISON, HUSBAND AND WIFE OF RECORD IN INSTRUMENT NO. 20060317-0031023 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RD-6609

with the hereditaments and appurtenances thereto appertaining, **TO HAVE AND TO HOLD the** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for itself and for its successors does hereby covenant with said Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Party has caused this instrument to be executes and its name to be signed hereto by duly authorized officers by authority of its Board of Directors the day and year first above written.

_____
Secretary

CORPORATE SELLER, LLC (L.S.)

By _____
Nicholas Casiello, as Manager

✓STATE OF Illinois)
) ss.
COUNTY OF Will)

Before me, the undersigned authority, a Notary Public on and for said County and State aforesaid, personally appeared Nicholas Casiello, as Manager with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be the Manager the within named bargainor, and that they as such AUTHORIZED AGENTS, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as AUTHORIZED AGENTS.

Witness my hand, at office, this 31 day of January, 20 06.

✓ Barbara Basso
Notary Public

My Commission Expires: 9-1-2008

"OFFICIAL SEAL"
Barbara Basso
Notary Public, State of Illinois
My Commission Exp. 09/01/2008

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 154,900. Affiant William Martin.

Subscribed and sworn to before me this 31st day of January, 20 06.

My Commission Expires: 8/16/08

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMM... 3:

RD-6609