CORPORATE WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/04/06 14:16 3 pgs
Fees:18.00 Taxes:826.95
20061004-0123270

MANDY ALSUP NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE. 8/4/06

Notary Public

MY COMMISSION EXPIRES: 6/9/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Jeanne Schletzer Christopher Derek Schletzer (NAME)	CTX Mortgage Company, LLC (NAME)	181-03-0-A-090.00
6208 Tuckaleechee Lane (ADDRESS)	801-94th Avenue North (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	St. Petersburg, FL. 33702 (CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 4th day of August, 20 06, by and between NATIONAL TRANSFER SERVICES, LLC, A TEXAS LIMITED LIABILITY COMPANY a corporation organized and existing under and by virtue of the laws of the State of Tennessee, party of the first part, and Kimberly Jeanne Schletzer and Christopher Derek Schletzer, *; party of the second part,

* Wife and Husband

WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF ALL OF WHICH IS HERENY ACKNOWLEDGED, THE SAID PARTY OF THE FIRST PART HAS BARGAINED AND SOLD AND DOES HEREBY BARGAIN, SELL, CONVEY AND CONFIRM UNTO THE SAID PARTY OF THE SECOND PART THE FOLLOWING DESCRIBED REAL ESTATE SITUATED AND BEING IN THE COUNTY OF DAVIDSON COUNTY, STATE OF TENNESSEE, TO-WIT:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HERE OF.

Being the same property conveyed to NATIONAL TRANSFER SERVICES by deed from BRENT ALAN BYERS AND LAURIE D. BYERS of record in ~~Book~~ Instrument ~~Page~~ * 20061004 0123269, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officer the day and year first above written.

NATIONAL TRANSFER SERVICES, LLC,
A TEXAS LIMITED LIABILITY COMPANY

Ryan Sheffield
By: Ryan Sheffield

STATE OF Texas

COUNTY OF Harris

BEFORE ME, the undersigned duly commissioned and qualified Notary Public in the State and County aforesaid, personally appeared Ryan Sheffield, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Authorized Signatory (President or other duly authorized officer) of NATIONAL TRANSFER SERVICES, LLC, A TEXAS LIMITED LIABILITY COMPANY (Grantor), the within named bargainor, a corporation, and that he, as such Authorized Signatory, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Authorized Signatory.

Witness my hand and official seal at Office this 1st day of August 2006.

Commission expires:

Jackie Rae Faaborg
Notary Public

JACKIE RAE FAABORG
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires
SEPTEMBER 21, 2006

File No.: 260501365

EXHIBIT A

BEING Lot No. 90, Section Two, Indian Creek Estates, as shown by plat of record in Plat Book 9700, Page 558 & 559, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

EXHIBIT B

Restrictive Covenants of record in Deed Book 10752, Page 553; 11491/587; 11708/575; 200305090062505 and 200501180006063 , Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

Easement as shown of record in Deed Book 6549, Page 403, Register's Office for said County.

By-Laws as shown of record in Deed Book 11033, Page 509, Register's Office for said County.

Storm Water Det. Agr.Easement as shown of record in Deed Book 10729, Page 380, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 11031, Page 79, Register's Office for said County.

Deed to HOA as shown of record in Deed Book 11033, Page 519, Register's Office for said County.

PUD Boundary Plat as shown of record in Deed Book 9700, Page 391, Register's Office for said County.