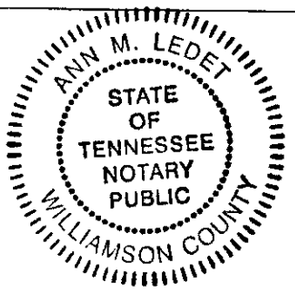
Warranty Deed



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of March, 2007.

Notary Public

My commission expires: 7/01/09

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Derek A. Schaeffer	Capital Bank & Trust Company	131-5B-240
240 Summit Ridge Drive	1820 West End Avenue	
Nashville, TN 37215	Nashville, TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRENTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FELICE BRYCHTA f/k/a FELICE EAKIN BUCKLEY**, MARRIED, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEREK A. SCHAEFFER**, UNMARRIED, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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, Unit No. 240 as shown on the Plan of Four Seasons, a condominium development, together with an undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in the Master Deed establishing Four Seasons, a condominium, of record in Book 6841, Page 349, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Felice Eakin Buckley by deed from Heather B. Reisinger and husband, Edward L. Reisinger, III of record in Instrument Number 20030725-0104217, Register's Office for Davidson County, Tennessee, dated July 22, 2003.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 240 Summit Ridge Drive, Nashville, TN 37215.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 04/13/07 11:13 3 pgs
Fees:18.00 Taxes:573.50

20070413-0044653

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.
WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of March, 2007.

Felice Brychta
Felice Brychta

Robert Brychta is signing to waive any rights he/she might have to the property located at 240 Summit Ridge Drive, Nashville, TN 37215, especially any marital rights.

Robert Brychta

STATE OF Texas
COUNTY OF Travis

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Felice Brychta, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of March, 2007.

Charissa Canuelle
Notary Public

My Commission Expires: Aug 9, 2010

CHARISSA CANUELLE
My Commission Expires
August 9, 2010

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.
WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of March, 2007.

Felice Brychta

Robert Brychta is signing to waive any rights he/she might have to the property located at 240 Summit Ridge Drive, Nashville, TN 37215, especially any marital rights.

Robert Brychta

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named ~~Felice Brychta,~~ *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

*Robert Brychta

Witness my hand and seal this 30th day of March, 2007.

Notary Public

My Commission Expires: 9/7/2010

ANNETTE C CONWELL
My Commission Expires
September 7, 2010