Instr:200001250008158 Page: 1 OF 2
REC'D FOR REC 01/25/2000 11:43:55AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $695.36

48-1
Real

Prepared by:
Lassiter, Tidwell & Hildebrand
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

TERESA BEARD NOTARY PUBLIC AT LARGE TENN. WILLIAMSON COUNTY

My Commission Expires
My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $187,936.00

Patrick J Champlin
Affiant

Subscribed and sworn to before me, this 21st day of January, 2000.

Notary Public
My commission expires: 05/20/03

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
Patrick J. Champlin	CTX Mortgage Company	181-01-0-A
6705 Sugar Hill Drive	801 94th Ave. North, Suite 100	067.00CO
Nashville TN 37211	St. Petersburg, FL 33702	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Lifestyle Homes, a TN General Partnership, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Patrick J. Champlin and wife, Freda Champlin hereinafter called the Grantees their successors 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, being Lot No. 170 on the Plan of Sugar Valley, Section One, of record in Plat Book 9700, Page 374 and amended in Book 9700, Pages 709-711, said Register's Office, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Lifestyle Homes, a TN General Partnership, by deed from Hurley-Y, L.P., of record in Book 11570, Page 487, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6705 Sugar Hill Drive, Nashville, Tennessee 37211

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 successors and assigns, forever. Grantor covenant with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind itself and its heirs, successors and assigns and representatives, to warrant and forever defend the title to said land to 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 this 21st day of January, 2000.

Lifestyle Homes,
a TN General Partnership

By: Coby Hanai, Gen. Partner
Coby Hanai
General Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Coby Hanai, the General Partner of Lifestyle Homes, a TN General Partnership, with whom I am personally acquainted, and who acknowledged himself to be the General Partner of Lifestyle Homes, a TN General Partnership, the within named bargainor, and that he as such General Partner, being authorized so to do executed the within instrument for the purpose therein contained.

Witness my hand, at office in Brentwood, Tennessee, this 21st day of January, 2000.

Notary Public

My Commission expires: 05/20/03

TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.