Davidson County DEEDWARR
Recvd: 04/10/03 13:20 2pgs
Fees:13.00 Taxes:814.00

20030410-0047819

# WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name Steven D Hovis
Address 6737 Sugar Hill Drive
City/State/Zip Nashville, TN 37211

SEND TAX BILLS TO:
Name Franklin American Mortgage Company
Address 501 Corporate Centre Dr #400
City/State/Zip Franklin Tennesse 37067

FOR AND IN CONSIDERATION of the sum of **$10.00**. Lifestyle Homes, a Tennessee General Partnership has this day bargained and sold, and does hereby transfer and convey unto Steven D Hovis and Renee Hovis, Husband and Wife as Joint Tenants, their heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in DAVIDSON County, State of TENNESSEE, as follows:

**Land in Davidson County, Tennessee, Being Lot No. 178 on the Plan of SUGAR VALLEY, SECTION FOUR, a Planned Unit Development, of record in Instrument No. 20000523-0051444, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.**

**Being a part of the same property conveyed to Lifestyle Homes, a Tennessee Limited Liability Co., by deed from Hurley-Y, of record in Instrument No. 20021030-0133134, Register's Office for Davidson County, Tennessee. Said deed inadvertently referred to Lifestyle Homes as a Tennessee Limited Liability Company. Lifestyle Homes is a Tennessee General Partnership.**

This conveyance is subject to taxes for the year 2003 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 181, Group 01A, Parcel 124

This is improved property known as: 6737 Sugar Hill Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness my hand this **28th** day of **March 2003**.

**Lifestyle Homes**

Coby Hanai, Gen Ptnr

**By: Coby Hanai General Partner**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

PERSONALLY APPEARED before me, Christopher M. Corriveau, of the state and county mentioned, personally appeared Coby Hanai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the General Partner of Lifestyle Homes, the within named bargainor, a General Partnership, and that such Coby Hanai, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the General Partnership as General Partner.

WITNESS MY HAND and official seal at office, this **28th** day of **March 2003**.

C.M. Corriveau

Commission expires **June 18, 2005**

Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is $220,000.00

Affiant _____

Subscribed and sworn to before me, this the 28th day of March,2003.

My commission expires June 18, 2005_____

_____
Notary Public - Register

