Davidson County DEEDWARR
Recvd: 02/04/04 12:41 2pgs
Fees:13.00 Taxes:812.38
20040204-0013667

WARRANTY DEED

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

OWNER:
Name **Jeffrey D. Shear**
Address **7401 Campton Road**
City/State/Zip **Nashville, TN 37211**

SEND TAX BILLS TO:
Name **Churchill Mortgage**
Address **761 Old Hickory Blvd. Ste 400**
City/State/Zip **Brentwood, TN 37027**

FOR AND IN CONSIDERATION of the sum of **$10.00. Lifestyle Home Builders Inc., a Tennessee Corporation** has this day bargained and sold, and does hereby transfer and convey unto **Jeffrey D. Shear and Dionne S. Shear, Husband and Wife, 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. 23 on the Plan of Sugar Valley, Section One Addition "Cluster Lot Subdivision", a Planned Unit Development, of record in Instrument Number 20030708-0093537, 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 Hurley-Y, a Tennessee General Partnership by Deed from William K. Edwards and wife, Katie Edwards, dated August 15, 2001, of record in Instrument Number 20010815-0087973, further conveyed to Lifestyle Home Builders, Inc., a Tennessee Corporation by Warranty Deed from Hurley-Y, a Tennessee General Partnership, dated September 9, 2003, of record in Instrument Number 20030911-0133643, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 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 1B Parcel 14

This is improved property known as: 7401 Campton Road, 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 **30th** day of **January 2004.**

Lifestyle Home Builders Inc.

By: Coby Hanai, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, Toni L. Logdahl, 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 President of Lifestyle Home Builders Inc., the within named bargainor, a Corporation, and that such Coby Hanai, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Corporation as President.

WITNESS MY HAND and official seal at office, this **30th** day of **January 2004.**

Commission expires **March 25, 2006**

Notary Public

TONI L LOGDAHL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$219,561.00**

Affiant _____

Subscribed and sworn to before me, this the 30th day of January,2004.

My commission expires March 25, 2006_____

_____
Notary Public - Register

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE