State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $ 143,900

Affiant

Subscribed and sworn before me this the 1st day of March, 2004.

Notary Public
My Commission Expires: My Commission Expires NOV 25, 2007

SANDRA GOLDEN-WOOD NOTARY PUBLIC DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 03/11/04 12:59 2pgs
Fees:13.00 Taxes:532.43

20040311-0028193

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner:	Property known as:	Send Tax Bills to:
Matthew R. Klitzke 412 Yosemite Court Antioch, TN 37013	412 Yosemite Court Antioch, TN 37013 Map 175 Group 4-0-A Parcel 36	Cavalry Mortgage a Division of Cavalry Banking 1 Burton Hills Road, Suite 110 Nashville, TN 37215

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

LANDMARK HOMES OF TENNESSEE, INC.

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

MATTHEW R. KLITZKE AND ERIKA E. KLITZKE, HUSBAND AND WIFE

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

BEING Lot No. 13B, Park Place Subdivision, Phase I, as shown by plat of record in Plat Instrument No. 20010129-0008516, 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.

Being part of the same property conveyed to Landmark Homes of Tennessee, Inc. by a Quitclaim Deed from Park Place Ventures, LLC of record in Instrument Number 20020821-0101148 **Register's Office for Davidson County, Tennessee.**

Subject to all matters of record in Plat Instrument 2001-129-0008516, Register's Office for Davidson County, Tennessee.

Subject to easements of record in Book 11491, Page 719; Book 11539, Page 799; Book 11672, Page 447; Book 5897, Page 191; Book 435, Page 507; Book 10918, page 497, and Instrument No. 200001190006033 Register's Office for Davidson County, Tennessee.

Subject to Master Deed and By-Laws of record in Instrument No. 20010214-0014161; Instrument No. 20010702-0069590; Instrument No. 20011212-0136927; Instrument No. 20011019-0114191; Instrument No. 20030710-0095634; Instrument No. 20030915-0134956, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 1 day of March, 2004

LandMark Homes of Tennessee, Inc.
By: Gary Wisniewski, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Gary Wisniewski,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within instrument on behalf of **LANDMARK HOMES OF TENNESSEE, INC.** for the purposes therein contained, and who further acknowledged him/her self to be the **President,** and being authorized by the board of directors to execute this document on behalf of **LANDMARK HOMES OF TENNESSEE, INC.**

Witness my hand and official seal this 1st day of March, 2004.



Notary Public

My Commission Expires:

My Commission Expires NOV. 25, 2006