Davidson County DEEDWARR
Recvd: 03/12/04 15:10 2pgs
Fees:13.00 Taxes:795.87
20040312-0028862

WARRANTY DEED

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

OWNER:
Name **Byron G. Kruse**
Address **713 Sugar Mill Trail**
City/State/Zip **Nashville, TN 37211**

SEND TAX BILLS TO:
Name **Mortgage Lenders of America, LLC**
Address **8400 W. 110th Street**
City/State/Zip **Overland Park, KS 66210**

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 **Byron G. Kruse and Leslie B. Kruse**, 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. 174 on the Plan of Sugar Valley, Section 1 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 part of the same property conveyed to Lifestyle Home Builders, Inc., by Warranty Deed from Hurley-Y, a Tennessee General Partnership, 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 08B, Parcel 35

This is improved property known as: 713 Sugar Mill Trail, 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 **20th** day of **February 2004**.

Lifestyle Home Builders Inc.

By: Coby Hanai, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 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 **20th** day of **February 2004**.

Commission expires **June 18, 2005**

CHRISTOPHER M. CORRIVEAU
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$215,100.00**

Affiant Byron G. Chase

Subscribed and sworn to before me, this the 20th day of February, 2004.

My commission expires June 18, 2005

C.M. Corriveau
Notary Public - Register

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