Davidson County DEEDWARR
Recvd: 05/27/04 10:29 2pgs
Fees:13.00 Taxes:839.53

20040527-0062436

WARRANTY DEED

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

OWNER:
Name **Richard Pena**
Address **4513 Red Bark Court**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Columbia National, Inc.**
Address **P.O. Box 3050**
City/State/Zip **Columbia, Maryland 21045-6050**

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 **Richard Pena, a married man and Manuel Pena, a married man, 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 Number 171 on the Plan of October Woods, Phase 3, Section 9, a Planned Unit Development, of record in Instrument Number 20020916-00112495, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being part of the same property conveyed to Lifestyle Home Builders, Inc., A Tennessee Corporation, by deed from October Woods, G.P., A Tennessee General Partnership, of record in Instrument Number 20031028-0158897, 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 183, Group 05A, Parcel 326

This is improved property known as: 4513 Red Bark Court, Antioch, TN 37013.

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 **10th** day of **May, 2004**.

Lifestyle Home Builders Inc.

By: Coby Hanai, President

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 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 **10th** day of **May, 2004**.

Commission expires **June 18, 2005**

Notary Public

CHRISTOPHER M. CORRIVEAU 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 **$226,900.00**

Affiant

Subscribed and sworn to before me, this the 10th day of May, 2004.

My commission expires: June 18, 2005

Notary Public - Register

