WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/04/05 11:13 2 pgs
Fees:13.00 Taxes:869.15
20050104-0001152

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

OWNER:
Name **Samuel W. Bady**
Address **7045 Calderwood Drive**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Decision One Mortgage Company, LLC**
Address **P.O. Box 241228**
City/State/Zip **Charlotte, NC 28224-1228**

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 **Samuel W. Bady and Vickie L. Bady, 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. 97 on the plan of Section Three, Indian Creek Estates, a Planned Unit Development, of record in Plat Book 9700, page 817, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description thereof.

Being part of the same property conveyed to Gregory S. Perrone, Trustee, with full power to transfer, convey, lease, mortgage or otherwise encumber, without joinders of any beneficiary, by Deed dated August 16, 1996, from Benedict Marino and wife, Catherine M. Marino, of record in Book 10165, Page 735, and further conveyed to Eugene A. Collins by Quitclaim Deed dated May 28, 2004, from Gregory S. Perrone, Trustee with full power to transfer, convey, lease, mortgage or otherwise encumber without the joinder of any beneficiary, of record in Instrument No. 20040603-0064935, and further conveyed to Lifestyle Home Builders, Inc., a Tennessee Corporation, by Warranty Deed from Eugene A. Collins, an unmarried man, of record in Instrument No. 20040603-0064936, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 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 3A Parcel 97-CO

This is improved property known as: 7045 Calderwood Drive, 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 **3rd** day of **January, 2005.**

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 **3rd** day of **January, 2005.**

Commission expires **6-18-05**

Notary Public

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater for this transfer is **$180,850.00**

Affiant Samuel W. Bailey

Subscribed and sworn to before me, this the 3rd day of January, 2005.

My commission expires: 6-18-05

C.M. Corriveau

Notary Public - Register

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