Davidson County DEEDWARR
Recvd: 01/21/05 10:47 2 pg
Fees:13.00 Taxes:710.03

20050121-0008058

WARRANTY DEED

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

OWNER:
Name **Kassi Emmanuel**
Address **6977 Calderwood Drive**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **CTX Mortgage Company**
Address **P.O. Box 650269**
City/State/Zip **Dallas, Texas 75265-0269**

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 **Kassi Emmanuel and Husband, Justin Emmanuel, 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. 114 on the Plan of Section Five, Indian Creek Estates, a Planned Unit Development, of record in Instrument No. 20030424-0055115, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to Lifestyle Home Builders, Inc., a Tennessee Corporation, by Warranty Deed dated June 29, 2004 from Eugene T. Collins, unmarried, of record in Instrument No. 20040701-0078395, 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 114-CO

This is improved property known as: 6977 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 **10th** day of **January, 2005**.

Lifestyle Home Builders Inc.

By: Coby Hanai
It's: 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 Corporation 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 **January, 2005**.

Commission expires **06/18/05**

Notary Public

CHRISTOPHER M. CORRIVEAU
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater for this transfer is **$191,900.00**

Affiant _____

Subscribed and sworn to before me, this the 10th day of January, 2005.

My commission expires: 06/18/05

_____
Notary Public - Register

