RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP43614

Davidson County DEEDWARR
Recvd: 02/02/05 15:09 2 pgs
Fees:13.00 Taxes:950.53
20050202-0012455

WARRANTY DEED

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

OWNER:
Name **John P. Tipton**
Address **7328 Smokey Hill Rd.**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Countrywide Home Loans Inc.**
Address **801 Crescent Centre Dr, Ste. 510**
City/State/Zip **Franklin, TN 37067**

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 **John P. Tipton, An Unmarried Man and William P. Beasley, An Unmarried Man, as joint tenants with rights of survivorship, their** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee being Lot No. 267 on the Plan of Apple Valley, a Planned Unit Development, Section 2, of record in Instrument No. 20031204-0174333, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Lifestyle Home Builders, Inc., a Tennessee Corporation, by Quitclaim Deed dated May 18, 2004, from Designer Homes, G.P., a Tennessee General Partnership, of record in Instrument No. 20040625-0075597, 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 182 Group 12A Parcel 56CO

This is improved property known as: 7328 Smokey Hill Rd., 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 **31st** day of **January, 2005.**

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 **31st** day of **January, 2005.**

Commission expires **June 18, 2005**

Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD CO.

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$256,900.00**

Affiant _____

Subscribed and sworn to before me, this the 31st day of January, 2006.

My commission expires: 3/25/06

_____
Notary Public - Register

