File #200550033

CAROL M. HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Davidson County DEEDWARR
Recvd: 02/23/05 10:29 2 pgs
Fees:13.00 Taxes:517.63

20050223-0019579

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson cnty

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2005.

Notary Public

MY COMMISSION EXPIRES: 6/20/08

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Johnny B. Stephens | Owner | Map 175-04-0-A |
| (NAME) 3911 Parks Retreat Drive | (NAME) 3911 Parks Retreat Drive | Parcel 039.00 CO |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Antioch, TN 37013 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **LANDMARK HOMES OF TENNESSEE, INC., A TENNESSEE CORPORATION,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **JOHNNY B. STEPHENS AND WIFE, CELIA W. STEPHENS**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 14B, on the Plan of Park Place Subdivision, A Planned Unit Development and A Horizontal Property Regime (Private Element), as described in a Master Deed of record in Instrument No. 20010214-0014161, re-recorded in Instrument No. 20010702-0069590, amended in Instrument No. 20011019-0114191, re-recorded in Instrument No. 20011212-0136927, amended in Instrument No. 20030710-0095634 and re-recorded in Instrument No. 20030915-0134956, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said unit.

Being part of the same property conveyed to Park Place Ventures, LLC by Warranty Deed dated October 22, 1998 of record in Book 11179, Page 708, and being part of the same property further conveyed to Landmark Homes of Tennessee, Inc., a Tennessee corporation by Warranty Deed dated April 16, 2004 of record in Instrument No. 20040419-0043941, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Master Deed and By-Laws of record in Instrument No. 20010214-0014161 as re-recorded in Instrument No. 20010702-0069590, Instrument No. 20011019-0114191 as re-recorded in Instrument No. 20011212-0136927, Instrument No. 20030710-0095634 as re-recorded in Instrument No. 20030915-0134956; Deed of Easement for Sanitary Sewer and Drainage of record in Book 11491, Page 719 and in Book 11539, Page 799; Storm Water Detention Agreement of record in Book 11672, Page 447; Right-of-Way Agreement to Nashville Gas of record in Book 5897, Page 191; all matters as shown on the Plat of record in Instrument No. 20020530-0065765; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved ( X ) property, known as 3911 Parks Retreat Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and Grantor covenants with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**Witness our hands this 22nd day of February, 2005.**

Landmark Homes of Tennessee, Inc.

Melissa A. Burns-Babb

By: Melissa A. Burns-Babb

Its: Secretary

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Wilson Cnty

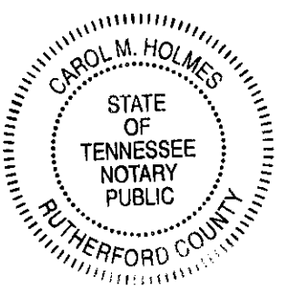
Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Melissa A. Burns-Babb with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Secretary of Landmark Homes of Tennessee, Inc., the within named bargainor, a corporation, and that she as such Secretary as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Secretary.

**Witness my hand and official seal, this 18th day of February, 2005.**

Carol M Holmes

Notary Public

My Commission Expires: 6/22/08




(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076