Davidson County DEEDWARR
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Fees:13.00 Taxes:997.15

20050329-0033876

# WARRANTY DEED

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

OWNER:
Name **James D. Turner**
Address **7101 Smokey Hill Road**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **New Owner**
Address
City/State/Zip

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 **James D. Turner and Melanie Turner, 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. 193, on the Plan of October Woods, Phase 3, Section 10, a Planned Unit Development, of record in Instrument Number 20040114-0005885, Register's Office for Davidson County, Tennessee, to which 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 Warranty Deed from October Woods, G.P., a Tennessee General Partnership, dated July 6, 2004, recorded July 6, 2004, of record in Instrument Number 20040706-0080166, 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: 183-5-O-A-380

This is improved property known as: 7101 Smokey Hill Road, 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 **21st** day of **March, 2005.**

**Lifestyle Home Builders Inc.**

**Coby Hanai, President**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

PERSONALLY APPEARED before me, Christopher M. Corriveau, of the state and county mentioned, 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 **21st** day of **March, 2005.**

Commission expires **June 18, 2005**

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 **$269,500.00**

Affiant James D. Turner, Jr.

Subscribed and sworn to before me, this the 21st day of March,2005.

My commission expires: 06/18/05

P.M. Corriveau
Notary Public - Register

