Davidson County DEEDWARR
Recvd: 04/08/05 10:18 2 pgs
Fees:13.00 Taxes:869.13
20050408-0038727

WARRANTY DEED

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

OWNER:
Name Mark T. McCulley
Address 4553 Red Bark Court
City/State/Zip Antioch, TN 37013

SEND TAX BILLS TO:
Name First Magnus Financial Corp.
Address 603 N. Wilmont
City/State/Zip Tucson, AZ 85711

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 **Mark T. McCulley and Veronica McCulley, 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. 161 on the Plan of October Woods, a Planned Unit Development, Phase Three, Section Nine, of record in Instrument No. 20020916-0112495, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being part of the same property conveyed to Lifestyle Home Builders, Inc., a Tennessee Corporation by Warranty Deed, dated October 15, 2004, from October Woods, G.P., a Tennessee General Partnership, of record in Instrument No. 20041019-0125707, 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-337-CO

This is improved property known as: 4553 Red Bark Court, 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 **23rd** 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 **23rd** day of **March, 2005**.

Commission expires **June 18, 2005**

Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$234,900.00**

Affiant _____

Subscribed and sworn to before me, this the 23rd day of March,2005

My commission expires: 06/18/05

_____
Notary Public - Register

