Davidson County DEEDWARR
Recvd: 05/17/05 15:24 2 pg
Fees:13.00 Taxes:1040.90
20050517-0055706

# WARRANTY DEED

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

OWNER:
Name **Arthur Ingram Jr.**
Address **7309 Smokey Hill Road**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Market Street Mortgage Corporation**
Address PO Box 22128
City/State/Zip Tampa, Florida 33622-2128

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 **Arthur Ingram Jr. and Brenda W. Ingram, 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. 281, on the Plan of Section Two, Apple Valley, a Residential Planned Unit Development, of record in Instrument Number 20031204-0174333, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Lifestyle Home Builders, Inc., a Tennessee Corporation by Warranty Deed from Designer Homes, G.P., a Tennessee general Partnership, as of record in the Register's Office for Davidson County, Tennessee in Instrument Number 20041019-0125763.**

**This conveyance is made subject to the following matters:**

Taxes for the year 2005 and subsequent years

Charter of record in Instrument Number 20020724-0088782, Register's Office for Davidson County, Tennessee

Plat of record in Instrument Number 20031204-0174333, Register's Office for Davidson County, Tennessee

Storm Water Detention Agreement of record in Instrument Number 20020528-0064320, Register's Office for Davidson County, Tennessee.

Subject to the rights of others in and to the common elements.

Bylaws of record in Instrument Number 20020724-0088784, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Instrument Numbers 20020724-0088783, 20031208-0175884, and 20050125-0009045, Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: 182-12-O-A-41-CO

This is improved property known as: 7309 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 **9th** day of **May, 2005**.

**Lifestyle Home Builders Inc.**

**By: Coby Hanai, President**

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

PERSONALLY APPEARED before me, Jeffrey C. Horn, 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 **9th** day of **May, 2005**.

Commission expires **1/26/08**

Notary Public

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$281,324.00**

Affiant

Subscribed and sworn to before me, this the 9th day of May 2005.

My commission expires: 1/26/08

Notary Public - Register

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires JAN. 26, 2008