WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/16/05 13:14 2 pgs
Fees:13.00 Taxes:710.03
20050816-0096998

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

OWNER:
Name **Jennifer Dixon**
Address **6985 Calderwood Drive**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Market Street Mortgage Corporation**
Address **P.O. Box 22128**
City/State/Zip **Tampa, FL. 33622-2128**

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Lifestyle Home Builders Inc., a Tennessee Corporation ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Jennifer Dixon and husband, Chadwick B. Dixon, ("Grantee")** its successors and assigns, all its right, title and interest in and to property located in **DAVIDSON** County, State of **TENNESSEE**, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 112 on the Plan of Section Five, Indian Creek Estates, a Planned Unit Development, of record in Instrument Number 20030424-0055115, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the same property conveyed to Lifestyle Home Builders, Inc., a Tennessee Corporation, by Deed from Eugene T. Collins, dated October 13, 2004, recorded October 15, 2004, of record in Instrument Number 20041015-0124331, Register's Office of 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 181 Group 3A Parcel 112CO

This is improved property known as: 6985 Calderwood Drive, 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 **5th** day of **August, 2005.**

Lifestyle Home Builders Inc.

_____ _____

By: Coby Hanai, President

_____ _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, the undersigned, 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 **5th** day of **August, 2005.**

Commission expires _____ _____
Notary Public

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 **$191,900.00**

Affiant Jennifer Dixon

Subscribed and sworn to before me, this the 5th day of August,2005.

My commission expires:

Notary Public - Register

JEFFREY C. HOSEA
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2008