Davidson County DEEDWARR
Recvd: 10/31/06 10:31 2 pgs
Fees:13.00 Taxes:860.25

20061031-0134862

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00

Affiant

Subscribed and sworn to before me, this 27th day of October, 2006

Notary Public

MY COMMISSION EXPIRES: 7/01/09
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip John Demaree	Mortgage Lenders of America LLC	183-5-O-A-383-CO
(NAME)	(NAME)	(MAP)
12508 234th Street, S.E.	8400 W. 110th St., #500	
(ADDRESS)	(ADDRESS)	(PARCEL)
Snohomish, WA 98296	Overland Park, KS 66210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Lifestyle Home Builders, Inc.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Philip John Demaree and wife, Kathleen E. Demaree**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 190, on the Plan of October Woods, Phase 3, Section 10, of record in Instrument No. 20040114-0005885, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being part of the same property conveyed to Lifestyle Home Builders, Inc., a Tennessee Corporation, by deed from October Woods, G.P., a Tennessee General Partnership, dated October 15, 2004, of record in Instrument No. 20041019-0125707, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 7113 Smokey Hill Road, Antioch, Tennessee 37013

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this 27th day of October, 2006.

Lifestyle Home Builders, Inc.

By: _____
Coby Hanai, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Coby Hanai with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Lifestyle Home Builders, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Coby Hanai as such President.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 27th day of October, 2006.

Notary Public

My Commission Expires: 9/19/09

