# WARRANTY DEED

FILE BOX 19B
07-09-008K

State of Tennessee )
County of Davidson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th day of September, 2007

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**

**Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027**

| ADDRESS FOR NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| **JAMES KEITH NICHOLSON** | NORTH AMERICAN SAVINGS BANK | PART OF 181 |
| (NAME) 216 Stecoah Court | (NAME) 12520 SOUTH 71 HIGHWAY | 36.00 |
| (ADDRESS) Cane Ridge, TN 37013 | (ADDRESS) GRANDVIEW, MO 64030-1734 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**FOR AND CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the rec ipt of which is hereby acknowledged, I/we, **LIFESTYLE HOME BUILDERS, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES KEITH NICHOLSON, AND CORAZON M. SCHMIDT, HUSBAND AND WIFE**, hereinafter called the Grantee(s), and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 7, on the Plan of Section One, Phase ONe, INdian Creek Estates, RS-10 Subdivision, Cluster Lot Option, A Planned Unit Development, of record in Instrument No. 20060330-0035946, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to LIFESTYLE HOME BUILDERS, INC., A TENNESSEE CORPORATION, by Deed from SAF PROPERTIES, A TENNESSEE PARTNERSHIP, of record in Instrument No. 20061114-0140836, dated November 10, 2006, also dated September 29, 2004, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Indian Creek, of record in Book 10752, Page 553, as amended in Instrument No. 20000727-0074152 and made applicable in 20060523-0060562, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 09/26/07 08:55 2 pgs
Fees:13.00 Taxes:828.80
20070926-0114542

BEING unimproved
Improved X property known as: 216 Stecoah Court, Cane Ridge, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF,** its hands, this 24th day of September, 2007

**LIFESTYLE HOME BUILDERS, INC.,**
**A TENNESSEE CORPORATION**

By: _____
**COBY HANAI, PRESIDENT**

STATE OF Tennessee )
COUNTY OF Davidson )

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 (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the PRESIDENT of **LIFESTYLE HOME BUILDERS, INC., A TENNESSEE CORPORATION,** the within named bargainor(s), 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 himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 24th day of September, 2007.

My Commission Expires: 01/03/11

_____
Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
**KRIS MORSS**

State of Tennessee )
County of Davidson )

Personally appeared before me, the undersigned, a Notary Public for this county and state, KRIS MORSS, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

_____
Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON