RETURN TO: BOX 10-A
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

State of Tennessee
County of Rutherford

This actual consideration or value – whichever is greater- is **$179,990.00.**

Affiant

Subscribed and sworn before me this the 30 day of May, 2008.

Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 06/05/08 14:53 2 pgs
Fees:13.00 Taxes:665.96

20080605-0058066

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
LaVergne, TN 37086

Address of New Owner	Improved Property known as:	Send Tax Bills to:
Charles M. Reaves **3213 Hidden Creek Drive** **Cane Ridge, Tennessee 37013**	**3213 Hidden Creek Drive** **Cane Ridge, TN 37013**	Community First Bank & Trust 9045 Carothers Parkway Franklin, TN 37067

Map 182-1-A, Parcel 78

For and in consideration of the sum of Ten Dollars, Cash in hand paid by hereinafter named Grantor(s), and good and valuable consideration, the receipt of which is hereby acknowledged,

LAKE FOREST HOMES, INC.

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

CHARLES M. REAVES AND KELLY NICKELL, AS TENNANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of loan together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 78, Section Two, Phase One, Sunset Hills, as of record in Plat Book 20071220-0146323, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mordechai Minuskin and Tomer Minuskin by Deed from SAF Properties, a Tennessee General Partnership, dated 02/08/2008 of record in Instrument No. 20080220-0016344, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Instrument No. 20071220-0146323, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 5894, page 186; Book 5388, page 713; and Instrument No. 20070605-0067129; Charter of Sunset Hills Homeowners Association, Inc. of record in Instrument No. 20070605-0067128; Storm Water Detention Agreement of record in Instrument No. 20060406-0039475; an Underground Sanitary Sewer line easement of record in Instrument No. 20070710-0082048; Right of Way easement to United Telephone Company of record in Instrument No. 20071109-0132386, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED TO LAKE FOREST HOMES, INC. BY DEED OF RECORD IN INSTRUMENT #20080220-0016344, SAID REGISTER'S OFFICE.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 30th **day of** MAY **, 2008.**

Ronald Wood

Lake Forest Homes, Inc.
By Ronald Wood, Sales Manager

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Ronald Wood** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within this instrument on behalf of **Lake Forest Homes, Inc.** for the purpose therein contained, and who further acknowledge him/her self to be the **sales manager** and being authorized by the board of directors and/or principals to execute this document on behalf of **Lake Forest Homes, Inc.**

Witness my hand and official seal this 30th day of MAY **, 2008.**

Amanda Haneline

Notary Public

My Commission Expires:
3-20-12

