THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:
Afshin Yazdian, Esq.
2834 Azalea Place
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 12/13/01 15:00 2pgs
Fees:13.00 Taxes:534.24

20011213-0138023

ADDRESS NEW OWNER AS FOLLOWS:
James C. Sanders, Jr.
3269 Cain Harbor Drive
Nashville, TN. 37214

SEND TAX BILLS TO:
Volunteer Trust Mortgage Corp.
301 S. Perimeter Park Dr., Ste 125
Nashville, TN. 37211

MAP-PARCEL NOS.
Map No. 62
Group 2A
Parcel No. 298CO

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Capitol Homes, Inc.**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **James C. Sanders, Jr., and wife, Pamela C. Sanders,** hereinafter called the Grantee, heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 263 on the Plan of RIVER TRACE ESTATES, PHASE 2, SECTION 6, of record in Instrument Number 20010605005813 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

BEING a part of the same property conveyed to Capitol Homes, Inc., by deed from Pennington Mills, LLC., a Tennessee Limited Liability Company, of record in Instrument Number 200107160075166, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to taxes for the year 2002 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.

This is improved property known as 3269 Cain Harbor Drive, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever; and Grantors do covenant with the said Grantee 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 Grantee, their heirs and representatives, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this12th day of December, 2001.

Capitol Homes, Inc.
David Luecke, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Luecke, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged such person to be the President of Capitol Homes, Inc., named bargainor, Corporation, and that such President 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, this 12th day of December, 2001.

C.M. Corriveau
NOTARY PUBLIC

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My Commission Expires: June 18, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $144,390.00

James C. Douglas
Affiant

Subscribed and sworn to before me this
12th day of December, 2001.

C.M. Corriveau
Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My commission expires: June 18, 2005