Davidson County DEEDWARR
Recvd: 12/31/02 14:11 2pgs
Fees:13.00 Taxes:464.42

20021231-0162697

WARRANTY DEED

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

OWNER:
Name Robert F. Madden
Address 408 Scotts Creek Trail
City/State/Zip Hermitage, TN 37076

SEND TAX BILLS TO:
Name Union Planters Bank
Address P.O. Box 2127
City/State/Zip Memphis, TN 38101-2127

FOR AND IN CONSIDERATION of the sum of **$10.00.** **Capitol Homes Inc., a Tennessee Corporation** has this day bargained and sold, and does hereby transfer and convey unto **Robert F. Madden, an unmarried man, his** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in DAVIDSON County, State of TENNESSEE, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Greer Meadows at Cedar Creek, Section 3, Phase 1, a Planned Unit Development of record in Instrument No. 20010920-0101748, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description

Being part of the same property conveyed to Capitol Homes, Inc. by deed from Southeastern Development Co, a Tennessee General Partnership, of record in Instrument No. 20020606-0069113, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2003 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 75-12, Group A, Parcel 101

This is improved property known as: 408 Scotts Creek Trail, Hermitage, Tennessee 37076.

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 **27th** day of **December 2002.**

Capitol Homes Inc.

By: David Luecke, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me, Christopher M. Corriveau, of the state and county mentioned, personally appeared David Luecke, 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 Capitol Homes Inc., the within named bargainor, a Corporation, and that such David Luecke, 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 **27th** day of **December 2002.**

Commission expires **June 18, 2005**

Notary Public

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

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is $125,518.00

Affiant _____

Subscribed and sworn to before me, this the 27th day of December, 2002.

My commission expires June 18, 2005_____

_____
Notary Public - Register

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