WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/31/03 14:32 2pgs
Fees:13.00 Taxes:185.00

20030131-0013817

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

OWNER:
Name **Capitol Homes Inc.**
Address **992 Davidson Drive Suite F**
City/State/Zip **Nashville TN 37205**

SEND TAX BILLS TO:
Name New Owner
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **$10.00**. **Stevenson Inc** has this day bargained and sold, and does hereby transfer and convey unto **Capitol Homes Inc., their** 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. 20 & 19 on the Plan of QUIET CREEK, PHASE 1, of record in Instrument No. 20020628-0078282, 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 Stevenson, Inc., by deed from M.K. Stevenson, Trustee, of record in Instrument No. 20020801-0092460, 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 148, Group 8A, Parcels 20 & 19

This is unimproved property known as: 916 Aldwych Ct (Lot 20) & 920 Aldwych Ct (Lot 19), Antioch, TN 37013.

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 13**th** day of **January, 2003**.

Stevenson Inc
J.E. Stevenson President
By: J.E. Stevenson President

By: W. Wilson Stevenson AIF
Wilson Stevenson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me, Christopher M. Corriveau, of the state and county mentioned, personally appeared J.E. Stevenson, 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 Stevenson Inc, the within named bargainor, a corporation, and that such J.E. Stevenson, 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 13**th** day of **January, 2003**.

Commission expires **June 18, 2005**

C.M. Corriveau
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 $50,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of January, 2003.

My commission expires June 18, 2005

Notary Public - Register

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

STATE OF TENNESSEE

WILLIAMSON COUNTY

On this 13th day of January, 2003, before me personally appeared Wilson Stevenson, to me known (or proved on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of J.E. Stevenson, and who acknowledged that such person executed the same as the free act and deed of J.E. Stevenson.

Witness my hand, at office, this 13th day of January, 2003.

My Commission Expires: June 18, 2005

Notary Public

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