PICK-UP

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/21/03 11:33 2pgs
Fees:13.00 Taxes:518.00
20030421-0051778

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

OWNER:
Name **Nguyet Minh Nguyen**
Address **217 Aldwych Way**
City/State/Zip **Antioch, TN 37013**

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

FOR AND IN CONSIDERATION of the sum of **$10.00. Capitol Homes Inc.** has this day bargained and sold, and does hereby transfer and convey unto **Nguyet Minh Nguyen and Loan Ngocthi Nguyen, 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. 1 on the Plan of Quiet Creek, Phase 1, of record in Instrument Number 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 Capitol Homes, Inc. by Warranty Deed from Stevenson, Inc., of record in Instrument Number 20020801-0092461, Register's Office for Davidson County, Tennessee. *

Conveyance is subject to Charter of record in Instrument Number 20030114-0005586, Bylaws of record in Instrument Number 20030124-0010181, Restrictive covenants of record in Instrument Number 20030122-0008972, Quit Claim Deed to Homeowners Association of record in Instrument Number 20030122-0008973, Sewer easement of record in Book 6213, page 659, Book 7043, page 228, Book 7043, page 231, Water easement of record in Book 7760, page 890, Storm water easement of record in Instrument Number 20020307-0028886, Register's Office for Davidson County, Tennessee.

Taxes are not being prorated at this date, but will be as soon as tax bill is available. Seller agrees to reimburse Buyer within thirty (30) days of notice.

Map-Parcel No.'s: 148-08A-1

This is improved property known as: 217 Aldwych Way, 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 **18th** day of **April 2003**.

Capitol Homes Inc.

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 **18th** day of **April 2003**.

Commission expires **June 18, 2005**

Notary Public

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

*and by Correction Warranty Deed as of record at Instrument Number 20030421-0051776 in said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$140,000.00**

Affiant

Subscribed and sworn to before me, this the 18th day of April 2003.

My commission expires 10-25-2003

Notary Public - Register

