# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/03 12:44 2pgs
Fees:13.00 Taxes:652.64
20030604-0076436

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

OWNER:
Name Roseline D. Gailah
Address 4013 Barnes Cove Drive
City/State/Zip Antioch, TN 37013

SEND TAX BILLS TO:
Name Chase Manhattan Mortgage Corp.
Address P.O. Box 78824
City/State/Zip Phoenix, AZ 85021

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 **Roseline D. Gailah and Peter T. Gailah, Wife and Husband, 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. 322 on the Plan of Barnes Cove, Section 1, a Planned Unit Development, of record in Instrument Number 20020409-0043258, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.**

**Being all of the same property conveyed to Capitol Homes, Inc., by Warranty Deed from Greystone Properties, LLC., a Tennessee Limited Liability Company, of record in Instrument Number 20021114-014398, 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 173, Group 09B, Parcel 30

This is improved property known as: 4013 Barnes Cove Drive, 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 **30th** day of **May 2003**.

Capitol Homes Inc.

By: David Luecke, President

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

PERSONALLY APPEARED before me, Toni L. Logdahl, 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 **30th** day of **May 2003**.

Commission expires **March 25, 2006**

Toni L. Logdahl
Notary Public

TONI L LOGDAHL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is $176,390.00

Affiant PT Gailah 5/30/03

Subscribed and sworn to before me, this the 30th day of May,2003.

My commission expires March 25, 2006

Joni K. Hogdahl
Notary Public - Register

