WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/03 12:59 2pgs
Fees:13.00 Taxes:458.06
20030604-0076475

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

OWNER:
Name **Erica L. Smith**
Address **917 Aldwych Court**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Union Planters Bank N.A.**
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.** has this day bargained and sold, and does hereby transfer and convey unto **Erica L. Smith, an unmarried person, her** 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. 12 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 20021114-0141397, 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: 148-08A-12

This is improved property known as: 917 Aldwych Court, 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.

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 **30th** day of **May 2003**.

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 **$123,800.00**

Affiant Erica L. Smith

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

My commission expires June 18, 2005

Notary Public - Register

