PICK-UP

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/03 14:11 2pgs
Fees:13.00 Taxes:380.91
20030702-0091656

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

OWNER:
Name Stephanie A. Gatica
Address 437 Scotts Creek Trail
City/State/Zip Hermitage, TN 37076

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 Stephanie A. Gatica and Matthew Gatica, 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.77 on the Plan of Greer Meadows at Cedar Creek, Section 3, Phase 1, a Planned Unit Development, of record in Instrument Number 20010920-010748, 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 Southeastern Development Co., a Tennessee General Partnership, of record in Instrument Number 20030219-0021170, 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 123

This is improved property known as: 437 Scotts Creek Trail, Hermitage, TN 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 **23rd** 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 **23rd** 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 $102,948.00

Affiant Stephane Gatien

Subscribed and sworn to before me, this the 23rd day of May,2003.

My commission expires June 18, 2005

Notary Public - Register

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