Davidson County DEEDWARR
Recvd: 08/07/03 09:51 2pgs
Fees:13.00 Taxes:369.23
20030807-0112448

WARRANTY DEED

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

OWNER:
Name Terry L. Brainard
Address 448 Scotts Creek Trail
City/State/Zip Hermitage, TN 37076

SEND TAX BILLS TO:
Name Chase Manhattan Mortgage Corp.
Address P.O. Box 79046
City/State/Zip Phoenix, AZ 85062-9046

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 **Terry L. Brainard, 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 GREER MEADOWS AT CEDAR CREEK, SECTION 3, PHASE 1, of record in Instrument No. 20010920-0101748, 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 deed from Southeastern Development Co., a Tennessee general partnership, of record in Instrument No. 20020624-0075481, 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: 75-12A-111

This is improved property known as: 448 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 **29th** day of **July 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 **29th** day of **July 2003**.

Commission expires **March 25, 2006**

Toni L. Logdahl
Notary Public

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$99,791.00**

Affiant Terry L. Braund

Subscribed and sworn to before me, this the 29th day of July,2003.

My commission expires March 25, 2006_____ Toni L. Hogdahl
Notary Public - Register

