Davidson County DEEDWARR
Recvd: 09/04/03 08:24 2pgs
Fees:13.00 Taxes:443.32
20030904-0128142

# WARRANTY DEED

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

OWNER:
Name Gina L. Powell
Address 409 Scotts Creek Trail
City/State/Zip Hermitage, TN 37076

SEND TAX BILLS TO:
Name Wells Fargo Home Mortgage Inc.
Address P.O. Box 9143
City/State/Zip Des Moines, Iowa 50306-9143

FOR AND IN CONSIDERATION of the sum of **$10.00**. **Capitol Homes Inc., a Tennessee Corporation** has this day bargained and sold, and do hereby transfer and convey unto **Gina L. Powell, 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 Lots No. 84 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 portion of the same property conveyed to Capitol Homes, Inc., by Warranty Deed from Southeastern Development Company, of record in Instrument No. 20030410-0047762, 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, Group 12A, Parcel 116

This is improved property known as: 409 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 **20th** day of **August 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 **20th** day of **August 2003**.

Commission expires **March 25, 2006**

Toni L. Logdahl
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater for this transfer is **$119,815.00**

Affiant Gina L. Powell

Subscribed and sworn to before me, this the 20th day of August,2003.

My commission expires March 25, 2006_____ Toni K. Hogdall

Notary Public - Register

