Davidson County DEEDWARR
Recvd: 09/16/03 13:27 2pgs
Fees:13.00 Taxes:842.14

20030916-0135992

WARRANTY DEED

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

OWNER:
Name Ronald E. Boniol
Address 4044 Barnes Cove Drive
City/State/Zip Antioch, TN 37013

SEND TAX BILLS TO:
Name Wells Fargo Home Mortgage
Address P.O. Box 9143
City/State/Zip Des Moines, IA 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 does hereby transfer and convey unto **Ronald E. Boniol, an unmarried person, his** 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 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 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 20030507-0061333, 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: 173-09B-12

This is improved property known as: 4044 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 **4th** day of **September 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 **4th** day of **September 2003**.

Commission expires **March 25, 2006**

Toni L. Logdahl
Notary Public

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 $173,551.00

Affiant Ronald E. Bowen

Subscribed and sworn to before me, this the 4th day of September,2003.

My commission expires March 25, 2006 Joni K. Hogdale

Notary Public - Register

