Davidson County DEEDWARR
Recvd: 09/26/03 14:35 2pgs
Fees:13.00 Taxes:538.35
20030926-0142956

WARRANTY DEED

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

OWNER:
Name Karla A. Ross
Address 920 Aldwych Court
City/State/Zip Antioch, TN 37013

SEND TAX BILLS TO:
Name First National Bank of Arizona
Address P.O. Box 66604
City/State/Zip Phoenix, Arizona 85082

FOR AND IN CONSIDERATION of the sum of **$10.00. Capitol Homes Inc., a Tennessee Corporation** have this day bargained and sold, and do hereby transfer and convey unto **Karla A. Ross and Clarence T. Ross, Jr., 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. 19 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 part of the same property conveyed to Capitol Homes, Inc., by Warranty Deed from Stevenson Inc., of record in Instrument Number 20030131-0013817, Register's Office for Davison 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 148 Group 8A Parcel 19

This is improved property known as: 920 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 **25th** 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 **25th** day of **September 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 **$145,500.00**

Affiant Karla Ross

Subscribed and sworn to before me, this the 25th day of September,2003.

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