WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/05/03 13:46 2pgs
Fees:13.00 Taxes:497.65
20031105-0162437

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

OWNER:
Name **James C. Wheeler**
Address **7988 Sangamon Ave.**
City/State/Zip **Sun Valley CA 91352**

SEND TAX BILLS TO:
Name **First Guaranty Mortgage Corporation**
Address **8180 Greensboro Dr. Suite 500**
City/State/Zip **McLean, VA 22102**

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 **James C. Wheeler and Gloria J. Wheeler, Husband and Wife, 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. 73 on the Plan of Greer Meadows at Cedar Creek, Section Three, Phase One, of record in Instrument Number 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 part 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 20030410-0047762, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 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 127

This is improved property known as: 453 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 **31st** day of **October 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 **31st** day of **October 2003**.

Commission expires **March 25, 2006**

Toni L. Logdahl
Notary Public

TONI L LOGDAHL NOTARY PUBLIC ST LAUDE COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$134,500.00**

Affiant Jeffrey C. Horn

Subscribed and sworn to before me, this the 31st day of October,2003.

My commission expires March 25, 2006 Toni H. Hogdal

Notary Public - Register

