WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/03 14:46 2pgs
Fees:13.00 Taxes:668.58
20031202-0173242

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

OWNER:
Name **Zachery G. Simpson**
Address **4048 Barnes Cove Drive**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **First National Bank of Arizona**
Address **P O Box 62768**
City/State/Zip **Phoenix AZ 85082-2768**

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 **Zachery G. Simpson and Ashley Simpson, Husband and Wife as Joint Tenants, their** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in of **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, Being Lot No. 13 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 a part of the same property conveyed to Greystone Properties, LLC, a Tennessee Limited Liability Company, by deed recorded on April 4, 2001, from Paul B. Johnson, Lori J. Kelley, as to one-fourth undivided interest each, and Buford W. Carter and wife, Stacy J. Carter, as to one-fourth undivided interest each, of record in Instrument Number 20010404-0033132, Register's Office for Davidson County, Tennessee and further conveyed to Capitol Homes, Inc., by Warranty Deed on May 6, 2003, from Greystone Properties, LLC., a Tennessee Limited Liability Company, of record in Instrument Number 20030507-0061326, 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 173 Group 09B Parcel 13

This is improved property known as: 4048 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 **14th** day of **November, 2003.**

Capitol Homes Inc.

By: David Luecke, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me, Christopher M. Corriveau, 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 **14th** day of **November, 2003.**

Commission expires **June 18, 2005**

Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is ~~greater~~, for this transfer is **$180,697.00**

Affiant

Subscribed and sworn to before me, this the 14th day of November,2003.

My commission expires June 18, 2005

Notary Public - Register

