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Davidson County DEEDWARR
Recvd: 12/29/03 09:56 2pgs
Fees:13.00 Taxes:405.15

20031229-0182927

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 371[illegible]

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Capitol Homes, Inc., a Tennessee corporation	SAME	Map: 104-10-A-15[illegible] & 194
(NAME) 992 Davidson Dr Ste F	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SUMMERFIELD DEVELOPMENT, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **CAPITOL HOMES, INC., A TENNESSEE CORPORATION,** hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot Nos. 203, 408, 409, on the Plan of Village Three, Summerfield, as shown by plat appearing of record in Instrument No. 20001006-0099706, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a portion of the same property conveyed to Summerfield Development, L.L.C., a Tennessee limited liability company, by Quitclaim Deed dated June 17, 1999 of record in Book 11571, Page 943, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 11588, Page 484, amended of record in Book 11669, Page 376, Instrument No. 20010308-0021946, Instrument No. 20010504-0046260 and in Instrument No. 20030527-0071168; By-Laws of record in Book 11648, Page 662, amended of record in Instrument No. 20010326-0028531; Quitclaim Deed to Homeowners' Association for open space of record in Instrument No. 20010514-0049520; Southern Bell Telephone & Telegraph Easement of record in Book 1141, Page 327; Storm Water Detention Agreement of record in Instrument No. 20000113-004777; Sewer Easements of record in Instrument No. 20000913-0091247, Instrument No. 20000913-0091248 and in Instrument No. 20000913-0091249; any and all matters shown on plat of record in Instrument No. 20001006-0099706; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved (X)

This is improved ( ) property, known as Lots 203, 408 and 409 Summerfield, Antioch, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and Grantor covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20th day of November, 2003.

Summerfield Development, L.L.C.

BY: _____

Bob Parks

Member

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Bob Parks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Summerfield Development, L.L.C., a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Member, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal, this 20th day of November, 2003.

_____

Notary Public

My Commission Expires: 2/20/05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129