Davidson County DEEDWARR
Recvd: 03/31/04 10:18 2pgs
Fees:13.00 Taxes:687.83

20040331-0035983

WARRANTY DEED

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

OWNER:		SEND TAX BILLS TO:	
Name	**Alan Lavern Hodge**	Name	**Seabring Captial Partners**
Address	**3105 Pony Ridge Way**	Address	**P.O. Box 17198**
City/State/Zip	**Antioch, TN 37013**	City/State/Zip	**Carrollton, TX 75011-7198**

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 **Alan Lavern Hodge and Kimberly Denise Dumas-Hodge, Husband and Wife as Joint Tenants, 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. 196 on the Plan of Summerfield Village Three, A Planned Unit Development, of record in Instrument Number 20001006-0099706, 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 Summerfield Development, LLC, a Tennessee Limited Liability Company from Forrest Partnership, A Tennessee General Partnership by Quitclaim Deed dated June 17,1999 of record in Book 11571, Page 943, further conveyed to Capitol Homes, Inc. by Warranty Deed from Summerfield Development, LLC of record in Instrument Number 20031223-0182735, dated September 15,2003, 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 164 Group 10A Parcel 150

This is improved property known as: 3105 Pony Ridge Way, 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 **26th** day of **March, 2004.**

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 **26th** day of **March, 2004.**

Commission expires **January 26, 2008**

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$185,900.00**

Affiant

Subscribed and sworn to before me, this the 26th day of March,2004.

My commission expires January 26, 2008

Notary Public - Register

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008