Davidson County DEEDWARR
Recvd: 06/03/04 12:51 2pgs
Fees:13.00 Taxes:811.23

20040603-0065430

# WARRANTY DEED

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

OWNER:
Name **Manish Patel**
Address **3117 Pony Ridge Way**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Charter One Mortgage Corp.**
Address **P.O. Box 6260**
City/State/Zip **Glen Allen, VA 23058-6260**

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 **Manish Patel and Trupti Patel, 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. 193 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 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 147

This is improved property known as: 3117 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 **14th** day of **May, 2004.**

**Capitol Homes Inc.**

**By: David Luecke, President**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

PERSONALLY APPEARED before me, Jeffrey C. Horn, 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 **May, 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**

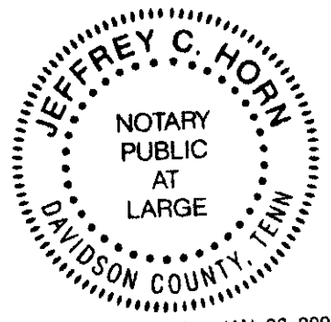
The actual consideration or value whichever is greater, for this transfer is **$219,251.00**

Affiant _____

Subscribed and sworn to before me, this the 14th day of May,2004.

My commission expires: 01/26/08

_____
Notary Public - Register




My Commission Expires JAN. 26, 2008




My Commission Expires JAN. 26, 2008