Davidson County DEEDWARR
Recvd: 07/06/04 10:11 2pgs
Fees:13.00 Taxes:709.38
20040706-0079771

# WARRANTY DEED

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

OWNER:
Name **Russell A. Dean**
Address **3040 Summercrest Trail**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **First Horizon Home Loan Corporation**
Address **P.O. Box 630148/Mail Code 6412**
City/State/Zip **Irving, Texas 75063**

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 **Russell A. Dean and Linda G. Dean, 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. 342 on the Plan of Village Three, Summerfield, 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 a part of the same property conveyed to Capitol Homes Inc., a Tennessee Corporation, by Warranty Deed from Summerfield Development LLC, a Tennessee Limited Liability Company of record in Instrument Number 20040414-0042033, 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 164

This is improved property known as: 3040 Summercrest Trail, 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 **30th** day of **June, 2004**.

**Capitol Homes Inc**
Jim Carden
**By: Jim Carden, Sales Manager**

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

PERSONALLY APPEARED before me, Jeffrey C. Horn, of the state and county mentioned, personally appeared Jim Carden, 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 Sales Manager of Capitol Homes Inc., the within named bargainor, a Corporation, and that such Jim Carden, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Corporation as Sales Manager.

WITNESS MY HAND and official seal at office, this **30th** day of **June, 2004**.

Commission expires **January 26, 2008**

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

Jeffrey C. Horn
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 **$191,725.00**

Affiant Russell A. Dean

Subscribed and sworn to before me, this the 30th day of June,2004.

My commission expires: 01/26/08

Jeffrey C. Horn
Notary Public - Register

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

My Commission Expires JAN. 26, 2008