This Instrument Prepared By:
TITLE ESCROW, INC
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
MaBeth Capitano and
Lewis Capitano
4161 Apache Trail
Antioch, TN 37013

MORTGAGEE:
Homecomings Financial Network, Inc.
2102 Rexford Suite 168W
Charlotte, NC 28211

Davidson County DEEDWARR
Recvd: 08/06/04 12:17 2pgs
Fees:13.00 Taxes:445.85
20040806-0095054

SEND TAX BILL:
To Mortgagee

MAP AND PARCEL:
MAP 162-040
PARCEL 69.00
05DU-46171

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, GARDEN VIEW PROPERTIES, a partnership composed of Frank D. Oster as to a 50% undivided interest, and Ray Dowlen and wife, Jeanine Dowlen, as to a 50% undivided interest, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MaBeth Capitano and husband Lewis Capitano, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 199, on the Plan of Haywood Hills, Section III, of record in Plat Book 4460, Pages 164 and 165, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to GARDEN VIEW PROPERTIES, a partnership composed of Frank Oster as to a 50% undivided interest and Ray Dowden and Jeanine Dowlen, as to a 50% undivided interest, by deed from R, K. Kelley, unmarried of record in INST: 20040806-0095053, Register's Office for Davidson County, Tennessee, being recorded simultaneously herewith.

This is the same description as in previous deed of record.
THIS conveyance subject to such easements and setback lines of record Book 4460, Page 164/165, in said Register's Office. Taxes for 2004 have been pro-rated and assumed by Granteess. Frank Oster and Frank D. Oster is one and the same person.

This is improved property known as 4161 Apache Trail, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MaBeth Capitano and husband Lewis Capitano, their heirs and assigns, forever; and GARDEN VIEW PROPERTIES, a partnership composed of Frank D. Oster as to a 50% undivided interest, and Ray Dowlen and wife, Jeanine Dowlen, as to a 50% undivided interest, does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and does further covenant and itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 3rd day of August, 2004.

GARDEN VIEW PROPERTIES, a partnership

Frank D. Oster, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Frank D. Oster with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 3rd day of August, 2004.

Notary Public

My Commission expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 120,500.00.

AFFIANT

Subscribed and sworn to before me this 3rd day of August, 2004.

NOTARY PUBLIC
My Commission Expires: 3/22/2008