**SIDWELL & BARRETT, P.C.**
121 1st Avenue South, Suite 200
Franklin TN 37064

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/01/04 14:33 2pgs
Fees:13.00 Taxes:813.02
20040901-0105957

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

OWNER:
Name **Ronnie Berry**
Address **3605 Bentfield Drive**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name
Address SAME
City/State/Zip

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 **Ronnie Berry and Lanessa Berry, 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 Number 364 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 plat reference is hereby made for a more complete legal description of said lot.

Being all of the same property conveyed to Capitol Homes, Inc., a Tennessee corporation, by Deed from Summerfield Development, LLC, a Tennessee Limited Partnership,* of record in Instrument Number 20040312-0028888, Register's Office for Davidson County, Tennessee.

*Summerfield Development, LLC, a Tennessee Limited Liability Company, was inadvertently referred to as a Tennessee Limited Partnership on the previous Deed.

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: 164-10A-176

This is improved property known as: 3605 Bentfield Drive, 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 **August, 2004**.

**Capitol Homes Inc.**

**By: David Luecke, President**

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

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 **30th** day of **August, 2004**.

Commission expires **June 18, 2005**

Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

R.B.

The actual consideration or value whichever is greater, for this transfer is ~~$217,734.00~~ 219,734.00

Affiant _____

Subscribed and sworn to before me, this the 30th day of August, ~~2004~~

My commission expires: 11/4/05

_____
Notary Public, Notary

