Davidson County DEEDWARR
Recvd: 09/02/04 11:16 2pgs
Fees:13.00 Taxes:445.12

20040902-0106318

# WARRANTY DEED

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

OWNER:
Name **Jason C. Garris**
Address **532 Scotts Creek Trail**
City/State/Zip **Hermitage, TN 37076**

SEND TAX BILLS TO:
Name Wilson Bank and Trust
Address 623 Main Street
City/State/Zip Lebanon, TN 37086

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 **Jason C. Garris and Doreen Garris, 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. 22 on the Plan of First Revision, Section Three, Phase II, Greer Meadows at Cedar Creek, a Planned Unit Development, of record in Instrument Number 20040407-0039587, 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 Deed from Southeastern Development Co., a Tennessee General Partnership of record in Instrument Number 20040603-0065442, 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: P/O Map 75, Parcel 101

This is improved property known as: 532 Scotts Creek Trail, Hermitage, TN 37076.

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.**

David Luecke, President

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

PERSONALLY APPEARED before me, Toni L. Logdahl, 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 **March 25, 2006**

Toni L. Logdahl
Notary Public

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

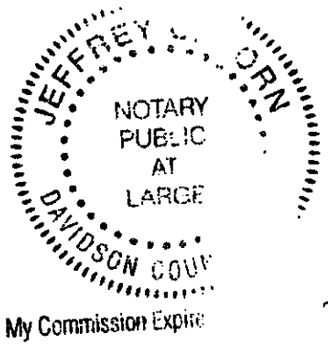
The actual consideration or value whichever is greater, for this transfer is **$120,304.00**

Affiant _____

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

My commission expires: ~~March 25, 2006~~ 1/26/08

_____
Notary Public - Register




My Commission Expire 08