WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/07/05 10:15 2 pgs
Fees:13.00 Taxes:464.14
20050107-0002748

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

OWNER:
Name **Nina D. Ollis**
Address **696 Belgium Drive**
City/State/Zip **Hermitage, TN 37076**

SEND TAX BILLS TO:
Name Same
Address
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 **Nina D. Ollis, an Unmarried Woman, her** 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 52 on the Plan of Greer Meadows at Cedar Creek, First Revision, Section Three, Phase II, of record in Instrument Number 20040407-0039587, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being a portion of the same property conveyed to Capitol Homes, Inc., a Tennessee corporation, by Deed from Southeastern Development Co, a TN general partnership, as of record in Instrument Number 20041025-0127807, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 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: 75-12-A-152

This is improved property known as: 696 Belgium Drive, 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 **5th** day of **January, 2005**.

Capitol Homes Inc.
Laurie Luecke Sec
By: Laurie Luecke, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, Christopher M. Corriveau, of the state and county mentioned, personally appeared Laurie 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 Secretary of Capitol Homes Inc., the within named bargainor, a Corporation, and that such Secretary, 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 **5th** day of **January, 2005**.

Commission expires **June 18, 2005**

C.M. Corriveau
Notary Public

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

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$125,443.00**

Affiant

Subscribed and sworn to before me, this the 5th day of January,2005.

My commission expires:

Notary Public - Register

