THIS INSTRUMENT WAS PREPARED BY:	STATE OF **TENNESSEE** COUNTY OF **DAVIDSON**
HALLMARK TITLE COMPANY **1000 NORTHCHASE DRIVE, SUITE 100** **GOODLETTSVILLE, TN 37072**	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,600.00 AFFIANT
Davidson County DEEDWARR Recvd: 01/21/05 10:24 2 pg Fees:13.00 Taxes:568.32 20050121-0008055	SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF JANUARY, 2005. NOTARY PUBLIC MY COMMISSION EXPIRES: 03/25/06

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
CAPITOL HOMES, INC.	NEW OWNER	Map 75-12 Group A:
(NAME) 992 DAVIDSON DRIVE, SUITE F	(NAME)	Parcels 186, 181, 158,
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TN 37205	(STREET ADDRESS)	156, 153 and 151
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, **SOUTHEASTERN DEVELOPMENT CO., a TN general partnership**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **CAPITOL HOMES, INC., a Tennessee corporation,** hereinafter called the GRANTEE, its successors, heirs and assigns, a certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

BEING Lots Nos. 18, 23, 46, 48, 51 and 53 on the Plan of Greer Meadows at Cedar Creek, First Revision, Section Three, Phase II, of record by Instrument No. 200404070039587, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to SOUTHEASTERN DEVELOPMENT CO., a TN general partnership, by deed from ODELL BINKLEY, JR., TRUSTEE, of record by Instrument No. 200002090013414, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of record by Instrument No. 200206060069062, Register's Office for Davidson County, Tennessee.

Subject to Stormwater Detention Agreement of record by Instrument No. 200012050119474, Register's Office for Davidson County, Tennessee.

This is **unimproved** property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors, heirs and assigns, forever.

GRANTOR does hereby covenant with the said GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 5th day of January, 2005.

SOUTHEASTERN DEVELOPMENT CO., a TN general partnership

BY: _____
David J. Luckey, Partner

BY: _____
Jere F. Luckey, Partner

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared David J. Luckey and Jere F. Luckey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Partners of Southeastern Development Co., the within named bargainor, a Tennessee general partnership, and that they as such Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as such Partners.

Witness my hand and seal at office in Hendersonville, Tennessee, this 5th day of January, 2005.

Carolyn E. McGuigan

Notary Public

My Commission Expires: September, 17, 2007

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.