Davidson County DEEDWARR
Recvd: 03/29/05 14:30 2 pg
Fees:13.00 Taxes:699.18

20050329-0033894

WARRANTY DEED

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

OWNER:
Name **Tommy Phillips**
Address **3840 Ashford Trace**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Greenpoint Mortgage Funding Inc.**
Address **P.O. Box 908**
City/State/Zip **Newark, NJ 07101-0908**

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 **Tommy Phillips, an unmarried person, his** 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 36 on the Plan of Final Plat, Phase Three, Treehaven Subdivision, a Planned Unit Development, of record in Instrument No. 20040913-0110149, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being all of the same property conveyed to Capitol Homes, Inc., a Tennessee Corporation, by Warranty Deed from Summerfield Development, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20041206-0144952, 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: 164-13OA-55

This is improved property known as: 3840 Ashford Trace, 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 **15th** day of **March, 2005**.

Capitol Homes Inc.

David Luecke, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me, Jeffrey C. Horn, of the state and county mentioned, 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 **15th** day of **March, 2005**.

Commission expires **January 26, 2008**

JEFFREY C. HORN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

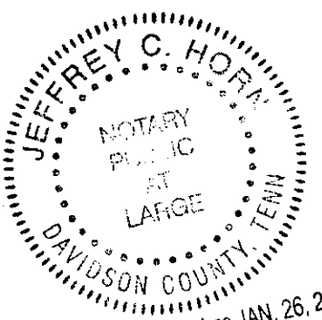
The actual consideration or value whichever is greater, for this transfer is **$188,967.00**

Affiant _____

Subscribed and sworn to before me, this the 15th day of March,2005.

My commission expires: 01/26/08

_____
Notary Public - Register



My Commission Expires JAN. 26, 2008