Davidson County DEEDWARR
Recvd: 04/08/05 10:50 2 pgs
Fees:13.00 Taxes:758.27

20050408-0038809

WARRANTY DEED

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

OWNER:
Name **Susanna Vaughan**
Address **2101 Valencia Court**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Bank of America**
Address **P.O. Box 9000**
City/State/Zip **Getzville, NY 14068-9000**

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 **Susanna Vaughan and Frank B. Vaughan, Wife and Husband, 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. 30 on the Plan of Section Two, Barnes Cove, a Planned Unit Development, of record in Instrument Number 20040604-0065966, 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 Warranty Deed from Greystone Properties LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20040721-0087492, 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: Map 173 Group 9B Parcel 48

This is improved property known as: 2101 Valencia Court, 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 **31st** day of **March, 2005**.

Capitol Homes Inc

Laurie Luecke Sec

By: Laurie Luecke, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me, Jeffrey C. Horn, of the state and county mentioned, 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 Laurie Luecke, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Corporation as Secretary.

WITNESS MY HAND and official seal at office, this **31st** day of **March, 2005**.

Commission expires **January 26, 2008**

JEFFREY C. HORN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Jeffrey C. Horn
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 **$204,939.00**

Affiant _____

Subscribed and sworn to before me, this the 31st day of March,2005.

My commission expires: 01/26/08

_____
Notary Public - Register

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008