WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/23/05 09:39 2 pgs
Fees:13.00 Taxes:964.37
20050623-0072030

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

OWNER:
Name **Neely F. Wix**
Address **2212 Alteras Drive**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **JP Morgan Chase Bank N.A.**
Address **P.O. Box 79046**
City/State/Zip **Phoenix, AZ 85062-9046**

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 of which is hereby acknowledged,

Capitol Homes Inc., a Tennessee Corporation ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Neely F. Wix and Stacey Wix, Husband and Wife,** ("Grantee") its successors and assigns, all its right, title and interest in and to property located in **DAVIDSON** County, State of **TENNESSEE,** more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 286 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 20050307-0024828, 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: 173-9OB-079

This is improved property known as: 2212 Alteras Drive, 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 **17th** day of **June, 2005.**

Capitol Homes Inc.

James Carden

James Carden, Sales Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me, Jeffrey C. Horn, of the state and county mentioned, James Carden, 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 Sales Manager of Capitol Homes Inc., the within named bargainor, a Corporation, and that such James Carden, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Corporation as Sales Manager.

WITNESS MY HAND and official seal at office, this **17th** day of **June, 2005.**

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

Commission expires _____ Notary Public

SMS Vision Form SDD01TN Rev. 07/08/96

My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$260,641.00**

Affiant

Subscribed and sworn to before me, this the 17th day of June,2005.

My commission expires: 1/26/08

Notary Public - Register

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON TENN

My Commission Expires JAN. 26, 2008