Davidson County DEEDWARR
Recvd: 06/23/05 09:44 2 pgs
Fees:13.00 Taxes:723.11
20050623-0072033

WARRANTY DEED

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

OWNER:
Name **John M. Clay**
Address **4200 Shagbark Trail**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Wells Fargo Bank**
Address **P.O. Box 173777**
City/State/Zip **Denver, CO 80217-3777**

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 **John M. Clay, an unmarried person and Janice F. Pearson, an unmarried person, ("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 52 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 a part 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 20050329-0033888, 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: P/O 164-262

This is improved property known as: 4200 Shagbark Trail, 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 **16th** day of **June, 2005**.

Capitol Homes Inc.

Laurie Luecke Secy
Laurie Luecke, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me, Kimberly Tomlin, 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 **16th** day of **June, 2005**.

Commission expires 6/28/08

Notary Public

KIMBERLY A. TOMLIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$195,435.00**

Affiant Janice F. Pearson

Subscribed and sworn to before me, this the 16th day of June, 2005.

My commission expires: 6/28/08 Kimberly A. Tomlin

Notary Public - Register

KIMBERLY A. TOMLIN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN