WARRANTY DEED

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

Davidson County DEEDWARR
Recvd: 07/08/05 09:59 2 pg
Fees:13.00 Taxes:964.00
20050708-0079006

OWNER:
Name **Marisela Duffy**
Address **3408 Bent Wood Cove**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name Same
Address
City/State/Zip

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 **Marisela Duffy and husband, Stephen J. Duffy, ("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. 388 on the Final Plat, Village Seven, Summerfield Subdivision, as shown by plat appearing of record in Instrument No. 20041130-0142175, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more 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, dated March 17, 2005, of record in Instrument No. 20050329-0033880, 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 Map 164 Parcel 37

This is improved property known as: 3408 Bent Wood Cove, 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 **27th** day of **June, 2005.**

Capitol Homes Inc.

Jim Carden
By: Jim Carden, Sales Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me, the undersigned, of the state and county mentioned, Jim 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 Jim 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 27th day of **June, 2005.**

Commission expires _____

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

My Commission Expires JAN. 26, 2008

Notary Public

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$260,541.00**

Affiant

Subscribed and sworn to before me, this the 27th day of June, 2005

My commission expires:

Notary Public - Register

TERASINA D. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008