WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/20/05 08:54 2 pgs
Fees:13.00 Taxes:969.37

20050720-0084163

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

OWNER:
Name **Dennis E. Bowers Sr.**
Address **3009 Summercrest Tl.**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO: Same as owner.
Name
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 **Dennis E. Bowers Sr. and Joelle E. Bowers, 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. 409 on the Plan of Village Three, Summerfield, as shown by plat appearing of record in Instrument Number 20001006-0099706, Regiser's Office for Davidson County, Tennessee, and corrected in Instrument Number 20050105-0001969, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being a portion of the same property conveyed to Capitol Homes, Inc., a Tennessee corporation, by Warranty Deed from Summerfield Development, L.L.C., a Tennessee limited liability company, as of record in Instrument Number 20031229-0182927, 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: 164-10-O-A-194-CO

This is improved property known as: 3009 Summercrest Tl., 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 **July, 2005.**

Capitol Homes Inc.

Jim Carden

By: Jim Carden, Sales Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 **15th** day of **July, 2005.**

Commission expires 1/26/08

Jeffrey C. Horn
Notary Public

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

My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $261,991.00

Affiant Jennifer A Hoffman

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

My commission expires: 5-30-07

Notary Public - Register

