WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/25/05 12:53 2 pgs
Fees:13.00 Taxes:902.24
20050725-0086096

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

OWNER:
Name **Troy B. Duncan**
Address **3405 Bentwood Cove**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name
Address Owner
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 **Troy B. Duncan and Stephanie M. Duncan, 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. 391, on the Final Plat, Village Seven, Summerfield Subdivision, as shown by plat appearing of record in Instrument No. 20041130-0142175, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being part of the same property conveyed to Capitol Homes, Inc., a Tennessee Corporation, by Deed from Summerfield Development, L.L.C., a Tennessee Limited Liability Company, of record in Instrument Number 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: 164-10-O-A-282

This is improved property known as: 3405 Bentwood 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 **13th** day of **July, 2005.**

Capitol Homes Inc.

By: David Luecke, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me, the undersigned, of the state and county mentioned, David 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 President of Capitol Homes Inc., the within named bargainor, a corporation, and that such David Luecke, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation as President.

WITNESS MY HAND and official seal at office, this **13th** day of **July, 2005.**

Commission expires _____

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

Notary Public

My Commission Expires JAN. 26-2008

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is **$243,849.00**

Affiant

Subscribed and sworn to before me, this the 4th day of July, 2005.

My commission expires:

LAURA SHOUSE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public - Register