Davidson County DEEDWARR
Recvd: 08/08/05 12:08 2 pgs
Fees:13.00 Taxes:617.83

20050808-0093334

WARRANTY DEED

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

OWNER:
Name **William M. Smith Jr.**
Address **681 S Oakland Ave**
City/State/Zip **Pasadena CA. 91106-3748**

SEND TAX BILLS TO:
Name **Bank of America NA**
Address **P.O. Box 9000**
City/State/Zip **Getzville, NY. 14068-9000**

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 **William M. Smith Jr. and Alice A. Smith, 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. 57 on the Plan of Treehaven Subdivision, Phase Three, of record in Instrument No. 20040913-0110149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Summerfield Development, LLC., by Quitclaim Deed dated June 17, 1999, from Forrest Partnership, of record in Book 11571, Page 943,and further conveyed to Capitol Homes, Inc., by deed from Summerfield Development, LLC., of record in Instrument No. 20050808-0093333 **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: Map 163 Group 13A Parcel 34

This is improved property known as: 4220 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 **28th** day of **July, 2005.**

Capitol Homes Inc
Laurie Luecke Secy
By: Laurie Lucke, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me, the undersigned, 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 **28th** day of **July, 2005.**

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Commission expires _____

Notary Public

SMG Vision Form SDD01TN Rev. 07/08/96

My Commission Expires MAR. 21, 2009

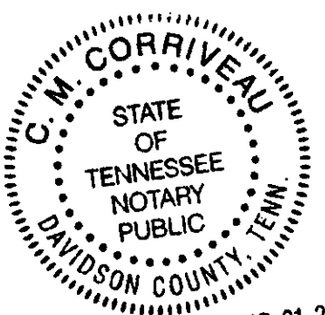
STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$166,982.00**

Affiant _____

Subscribed and sworn to before me, this the 28th day of July, 2005.

My commission expires: _____
Notary Public - Register



My Commission Expires MAR. 21, 2009