Box 5

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/16/05 10:31 2 pgs
Fees:13.00 Taxes:510.16
20050816-0096845

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

OWNER:
Name **Luis Ramos**
Address **214 Creekstone Circle**
City/State/Zip **Nashville, TN 37214**

SEND TAX BILLS TO:
Name **Southeast Financial F.C.U**
Address **444 James Robertson**
City/State/Zip **Nashville TN 37219**

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 **Luis Ramos and Karen Aguirre, 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:

Being Lot No. 53 on the Plan of Greer Meadows at Cedar Creek, First Revision, Section Three, Phase II of record by Instrument No. 200404070039587, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to Southeastern Development Co., a Tennessee General Partnership, by Deed from Odell Binkley, Jr., Trustee, of record by Instrument No. 20000 2090013414, Register's Office for Davidson County, Tennessee.
Also being a part of the same property conveyed to Capitol Homes, Inc. by Deed from Southeastern Development Co., a Tennessee General Partnership, of record in Instrument No. 200501210008055, RODCT.

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 75 Group 12A Parcel 151CO

This is improved property known as: 214 Creekstone Circle, Nashville, TN 37214.

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.

Jim Carden
By: Jim Carden, Sale 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 **28th** day of **July, 2005.**

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

Commission expires: _____

C.M. Corriveau
Notary Public

My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value whichever is greater, for this transfer is **$137,881.00**

Affiant _____

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

My commission expires:
9/20/08

_____
Notary Public - Register

