Davidson County DEEDWARR
Recvd: 09/08/05 10:33 2 pgs
Fees:13.00 Taxes:580.90

20050908-0108049

WARRANTY DEED

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

OWNER:
Name **Michael Ray Greer**
Address **540 Scotts Creek Trail**
City/State/Zip **Hermitage, TN 37076**

SEND TAX BILLS TO:
Name **CTX Mortgage Company LLC**
Address **P.O. Box 650269**
City/State/Zip **Dallas, TX 75265-0269**

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 **Michael Ray Greer and Judy Greer, 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. 24 on the Plan of Greer Meadows at Cedar Creek, First Revision, Section Three, Phase II, a Planned Unit Development of record in Instrument Number 20040407-0039587, 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 part of the same property conveyed to Capitol Homes, Inc., a Tennessee Corporation, by Special Warranty Deed from Southeastern Development Co., a Tennessee General Partnership, of record in Instrument No. 20050617-0069647, 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: 75-12-O-A-180-CO

This is improved property known as: 540 Scotts Creek Trail, Hermitage, TN 37076.

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 **31st** day of **August, 2005.**

Capitol Homes Inc
Laurie Luecke Sec
By: Laurie Luecke, 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 **31st** day of **August, 2005.**

KIMBERLY A. TOMLINSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

Commission expires 4/28/08

Kimberly A. Tomlinson
Notary Public

STATE OF TENNESSEE
COUNTY OF **Williamson**

The actual consideration or value whichever is greater, for this transfer is **$157,000.00**

Affiant _____

Subscribed and sworn to before me, this the 31st day of August,2005.

My commission expires: 6/28/08

_____
Notary Public - Register

