Return to
AMERICAN TITLE COMPANY, INC.
925 Industrial Drive
Old Hickory, TN 37138

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/16/05 09:44 2 pgs
Fees:12.00 Taxes:702.63
20050916-0111451

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

OWNER:
Name **Simco Valsaint**
Address **200 Daffodil Court**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name SAME AS NEW OWNER
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 **Simco Valsaint and Kimberley Valsaint,* 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:

*as joint tenants with Right of Survivorship
**a/k/a Kimberley Bailey

Land in Davidson County, Tennessee being Lot No. 66 on the Final Plat, Phase Three, Treehaven Subdivision, as shown by plat appearing of record in Instrument No. 20040913-0110149, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Capitol Homes, Inc., a Tennessee Corporation, by Warranty Deed dated September 28, 2004, from Summerfield Development, L.L.C., a Tennessee Limited Liability Company, of record in Instrument No. 20041006-0120877, 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: P/O 164-262

This is improved property known as: 200 Daffodil Court, 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** 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 **29th** day of **August, 2005.**

Capitol Homes Inc.

Jim Carden

By: Jim Carden, Sales 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 **29th** day of **August, 2005.**

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

Commission expires

Notary Public

My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE
COUNTY OF **Williamson**

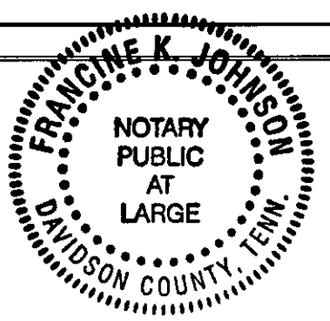
The actual consideration or value whichever is greater, for this transfer is **$189,900.00**

Affiant Lisa G. Page

Subscribed and sworn to before me, this the 29th day of August,2005.

My commission expires:

Francine K. Johnson
Notary Public - Register



My Commission Expires MAY 30, 2007