Davidson County DEEDWARR
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Fees:13.00 Taxes:607.91

20051219-0151446

# WARRANTY DEED

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

OWNER:
Name **Troy Stockard**
Address **3828 Asheford Trace**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name Same
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 **Troy Stockard, ("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. 31 on the Plan of Final Plat, Phase Three, Treehaven Subdivision, of record in Instrument Number 20040913-0110149, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.**

**Being a part of the same property conveyed to Capitol Homes, Inc., a Tennessee Corporation, by Warranty Deed from Summerfield Development, LLC, a Tennessee limited liability company, of record in Instrument Number 20050916-0111610, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to taxes for the year 2006 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: 164-13OA-60-CO

This is improved property known as: 3828 Asheford Trace, 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 **9th** day of **December, 2005.**

**Capitol Homes Inc.**

James Carden

**James Carden, Operations Manager**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

PERSONALLY APPEARED before me, the undersigned, of the state and county mentioned, James 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 Operations Manager of Capitol Homes Inc., the within named bargainor, a Corporation, and that such James Carden, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Corporation as Operations Manager.

WITNESS MY HAND and official seal at office, this **9th** day of **December, 2005.**

Commission expires _____

Notary Public

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

My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE
COUNTY OF

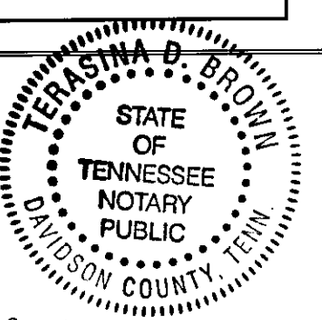
The actual consideration or value whichever is greater, for this transfer is **$164,300.00**

Affiant Mandy Brady

Subscribed and sworn to before me, this the 9th day of December, 2005.

My commission expires:

Notary Public - Register




My Commission Expires SEPT. 20, 2008