This Instrument prepared by
and after recording return to:
G. MILLER HOGAN, II, ESQ.
LASSITER, TIDWELL, DAVIS, KELLER & HOGAN, PLLC
1850 ONE NASHVILLE PLACE
150 FOURTH AVENUE NORTH
NASHVILLE, TENNESSEE 37219

Davidson County DEEDWARR
Recvd: 03/21/07 10:42 3 pgs
Fees:18.00 Taxes:140.60
20070321-0034164

LIMITED WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Capitol Homes, Inc,		**Part of:**
a Tennessee Corporation	**(Same)**	**Map: 41**
475 Metroplex Drive, Suite 320		**Parcel: 67**
Nashville, TN 37211		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Umbrella Investment Corporation, a Tennessee corporation** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Capitol Homes, Inc, a Tennessee corporation** (herein called the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land situated in Davidson County, Tennessee being Lot 15, Liberty Place Formerly Known as Bell Grimes, as shown on plan of record in Instrument No. 20060606-0066841 corrected at Instrument No. 20060614-0070620, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by General Warranty Deed from Joel W. Hemphill and wife, LaBreeska R. Hemphill to Umbrella Investment Corporation as recorded on the 18th day of October, 2004 in Instrument No. 20041018-0125217 and part of Deed to Joel W. Hemphill and wife, LaBreeska R. Hemphill as recorded on the 20th day of June, 2002 in Instrument No. 20020620-0074393, in the Register's Office of Davidson County, Tennessee.

This is unimproved property commonly known as: **Lot 15, Liberty Place, Nashville Tennessee 37207.**

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever, including but not limited to the following: (i) Easement for Sewer and Storm Drainage, recorded in Book 6479, page 121, (ii) Permanent Easement and Right-of-Way for an Electric Power Transmission Line of record in Book 2810, page 586, said Register's Office, (iii) Metropolitan Government of Nashville and Davidson County Letter of record in Book 5612, page 41, said Register's Office, (iv) all matters shown on the Plan of record for Liberty Place Subdivision as Instrument No. 20060606-0066841, as amended by that certain Surveyor's Certificate of Correction of record as Instrument No. 20060614-0070620, said Register's office, (vi) Declaration of Restrictive Covenants for Liberty Place Subdivision and Bylaws for the Liberty Place Homeowner's Association, Inc. of record as Instrument No. 20060626-0076309, said Register's Office, as the same may be amended from time to time, (vii) Charter of Liberty Place Homeowner's Association, Inc. of record as Instrument No. 20060628-0076971, said Register's Office, (viii) Easement for Storm Water Detention Agreement, recorded in Instrument No. 20050722-0005623, said Register's Office, (ix) All Matters of Record in Instrument No. 20070103-0001072, (x) County taxes for the year 2007 and thereafter for tax parcel number 041-00-0-067, not yet due and payable, (xi) Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann. 67-5-603, et seq.

The Grantor, for itself and its successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not any other person.

IN WITNESS WHEREOF, this Limited Warranty Deed is executed by the undersigned Trustee of the Grantor as of the 13 day of March, 2007.

Umbrella Investment Corporation,
a Tennessee corporation

By: _____
Justin A. Cutler
Its: President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Justin A. Cutler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of **Umbrella Investment Corporation**, the within named bargainor, a Tennessee corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as its President.

Witness my hand and seal, at office in Nashville, Tennessee this 13th day of March, 2007.

ABIGALE L. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

Abigale L. Pierce
Notary Public
My commission expires: 09-25-2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $38,000.00.

Kimberly L. Hurst
Affiant

Sworn to and subscribed before me this
13th day of March, 2007.

Abigale L. Pierce
Notary Public
My Commission Expires: 09-25-2010

ABIGALE L. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010