When recorded, return to:
Trustland Title & Escrow
475 Metroplex Drive, Ste 208
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 06/25/07 14:34 4 pgs
Fees:23.00 Taxes:580.16
20070625-0075757

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

LIMITED WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Capitol Homes, Inc, **a Tennessee Corporation** **475 Metroplex Drive, Suite 320** **Nashville, TN 37211**	**(Same)**	**As to Lots 1A, 1B, 8 and 9** **part of:** **Map: 41** **Parcel: 67**

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, those certain tracts or parcels 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"):

See Exhibit "A" attached hereto and incorporated herein by this reference.

This is unimproved property commonly known as: **Lots 1A, 1B, 8 and 9, 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) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6479, page 121, said Register's Office,(ii) Metropolitan Government of Nashville and Davidson County Letter of record in Book 5612, page 41, said Register's Office, (iii) 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, (iv) 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, (v) Charter of Liberty Place Homeowner's Association, Inc. of record as Instrument No. 20060628-0076971, said Register's Office; (vi) Easement for Storm Water Detention Agreement, recorded as Instrument No. 20050722-0005623, said Register's Office. Property taxes for 2007 have been pro-rated and are assumed by the Grantee, (vii) All matters of record in Instrument No. 20070103-0001072, (viii) County taxes for the year 2007 and thereafter.

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 7 day of June, 2007.

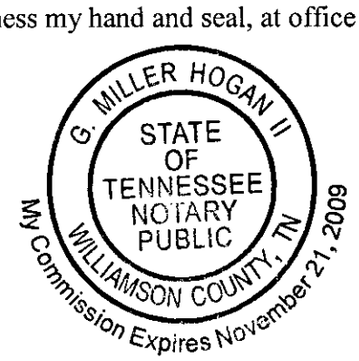
UMBRELLA INVESTMENT CORPORATION, a Tennessee corporation

By: _____
Justin 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 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 7th day of June, 2007.



_____
Notary Public
My commission expires: Nov. 21, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $156,800.00.

Affiant

Sworn to and subscribed before me this 7th day of June, 2007.

Notary Public
My Commission Expires: _____

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 22, 2008

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Escrow No.: A07-1138

EXHIBIT "A"

LEGAL DESCRIPTION

Land situated in Davidson County, Tennessee Being Lots 001A and 001B, LIBERTY PLACE FORMERLY KNOWN AS BELL GRIMES, as shown on plan of record in Instrument No. 20070103-0001070, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

And

Land situated in Davidson County, Tennessee Being Lots 8 and 9, 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.