THIS INSTRUMENT PREPARED BY: **Equitable Title & Escrow, LLC** **7287 Carothers Road** **Nolensville, Tennessee 37135** **Record & Return To:** **Equitable Title & Escrow, LLC** **ET File No. 2008120042**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $249,900.00. Affiant Subscribed and sworn to before me this 30th day of December, 2008. Notary Public My Commission Expires: 6/29/2010

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Eric Scott Roten 2106 Glen Haven Drive Nolensville, TN 37135	**Send Tax Bills To:** Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 401 Brentwood, TN 37027	**Tax Information:** Map and Parcel No.: 188-10-OA-038.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Capstone Homebuilders Group, LLC**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric Scott Roten, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2106 Glen Haven Drive, Nolensville, TN 37135

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of December, 2008.

Capstone Homebuilders Group, LLC

BY: _____
Don E. Scurlock, Chief Manager

Davidson County DEEDWARR
Recvd: 01/06/09 12:51 2 pgs
Fees:13.00 Taxes:924.63
20090106-0001247

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Don E. Scurlock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager for Capstone Homebuilders Group, LLC, a limited liability company, and that he is authorized by Capstone Homebuilders Group, LLC, to execute this instrument on its behalf

Witness my hand, at office, this 30th day of December, 2008.

Notary Public

My Commission Expires: 02/03/2010

EMBER DUNN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 38A, on the Plan of Carothers Crossing, Resubdivision of Lots 37 & 38, Phase 2, Section 1, as of record in Instrument No. 20081126-0115947, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Wood Ridge Development, Inc. by Deed from Wood Ridge Investment, LLC of record in Instrument No. 20060823-0103620, dated 8/18/2006, Register's Office for Davidson County, Tennessee; further being part of the same property conveyed to Capstone Homebuilders Group, LLC by Warranty Deed from Wood Ridge Development, Inc. of record in Instrument No. 20071211-0142774, dated 11/20/2007, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.