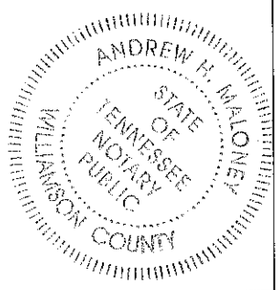
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/06/11 15:47 2 pgs
Fees:13.00 Taxes:436.60
20110506-0035176



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$118,000.00.**

Affiant

Subscribed and sworn to before me this 4th day of May, 2011.

Notary Public
My Commission expires: 8/19/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Capital Homes, L.P.	SAME	02600002900
320 Elberta Street, Suite B		
Nashville, TN 37210		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sue Ellen Marcum, Trustee for the Sue Ellen Marcum Revocable Living Trust, dated February 15, 2008**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Capital Homes, L.P.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A tract of land in the 10th Civil District of Davidson County, Tennessee, being part of Tracts Nos. 11 and 12 on the Plan of A. L. Moore's Subdivision of Biltmore, as of record in Book 421, page 6, Register's Office for Davidson County, Tennessee, and being designated as Tract No. 4 on a survey thereof, made by L. B. Petty, May 2, 1956, and described according to said survey as follows:

Beginning at an iron pin in the northerly margin of a 40 foot roadway, said point being N. 54° 35' E 982.7 feet from the northeasterly intersection of said 40 foot roadway and a 50 foot roadway; thence N. 24° 30' W 1314 feet to an iron pin; thence N. 67° 50' east 548 feet to an iron pin; thence S. 16° 45' E 1,330 feet to an iron pin in the northerly margin of said 40 foot roadway; thence with the margin of same S. 54° 35' W 150 feet to the beginning, containing 10.2 acres more or less.

Being the same property conveyed to THE SUE ELLEN MARCUM REVOCABLE LIVING TRUST dated the 15th day of February, 2008, SUE ELLEN MARCUM, Trustee by Quitclaim Deed from Paul Edward Marcum, Sr. dated May 8, 2008 and found of record in Instrument Number 20080509-0048298, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 421, page 6, Register's Office Davidson County, Tennessee.
- Agreements for Sanitary Sewers and or storm drainage order in Book 7416, page 197, and Book 7946, page 821, Register's Office for Davidson County, Tennessee.

This is improved property known as: **209 Liberty Lane, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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

WITNESS our hands this May 4, 2011.

The Sue Ellen Marcum Revocable Living Trust, dated February 15, 2008

BY: Sue Ellen Marcum, Trustee
Sue Ellen Marcum, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared* **Sue Ellen Marcum,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained. * Trustee

WITNESS my hand and Official Seal at office this May 4, 2011

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY