Box 10-B	STATE OF ~~TENNESSEE~~ North Carolina COUNTY OF ~~DAVIDSON~~ Rockingham THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$84,500.00~~ Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2013. Notary Public MY COMMISSION EXPIRES: ~~MAY 5, 2015~~ 5-17-13 (AFFIX SEAL)

MELINDA B. JOHNSON
NOTARY PUBLIC
ROCKINGHAM COUNTY, N. C.
My Commission Expires 5-17-13

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CAPITAL HOMES LP	**SAME**	**072-11-0-007.00**
(NAME) **203 POINT EAST DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, WILLIAM SHEFFIELD**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAPITAL HOMES LP, A TENNESSEE LIMITED PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5 on the unrecorded Map of Batson Oakley Subdivision, and described according to a copy of a survey thereof, made by Lewis D. Justice, Surveyor, as follows:

Beginning at a point in the southerly margin of Huffine Street at the corner of Lots 4 and 5; thence with the lines between said lots, southerly 214.5 feet to the north line of Lot No. 3; thence along the north line of Lots 2 and 3, easterly 43 feet to the corner of Lot 6; thence with the line between Lots 6 and 5, northerly 215.6 feet to the south margin of Huffine Street; thence with the margin of the same, westerly 49.6 feet to the point of beginning.

Being the same property conveyed to George H. Sheffield, an unmarried man, by deed from Deward M. Carter and wife, Dorothy Sue Carter, of record in Book 4404, page 863, dated March 19, 1970, said Register's Office. Being further conveyed to William Sheffield by Quitclaim Deed from George H. Sheffield, unmarried, of record in Instrument No. 20111019-0081509, dated October 19, 2011, said Register's Office.

This conveyance is subject to any and all other easements, conditions, and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR, WILLIAM SHEFFIELD.

Unimproved ( )
This is improved(X) property, known as 1414 HUFFINE STREET, NASHVILLE, TN 37216-3837
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20130031311 DEEDWARR
Recvd: 04/16/13 16:02 2 pgs
Fees:13.00 Taxes:90.65
20130416-0038014

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 15th day of April, 2013.

WILLIAM SHEFFIELD

STATE OF NORTH CAROLINA
COUNTY OF Rockingham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Sheffield, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of April, 2013.

My commission expires: 5-17-13

Melinda B. Johnson
Notary Public

MELINDA B. JOHNSON
NOTARY PUBLIC
ROCKINGHAM COUNTY, N. C.
My Commission Expires