WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/04/01 09:12 2pgs
Fees:13.00 Taxes:666.00

20011204-0132629

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Robyn Renee Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th Day of November, 2001.

NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: 11/17/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 613 Potomac Place, Suite 201 Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robyn Renee Bailey and Johnna Kay Bailey	ABN AMRO Mortgage Group, Inc.	Map 173
(NAME) 209 Annesbury Lane	(NAME) P.O. Box 57068	Group 15A
(ADDRESS) Antioch, TN 37013	(ADDRESS) Irvine, CA. 92619-7068	Parcel 12.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Craig & Walker Homes, Inc., a Tennessee Corporation**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robyn Renee Bailey and Johnna Kay Bailey** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

**both unmarried, as tenants in common with rights of survivorship

Land in Davidson County, Tennessee, being all of Lot No. 12 on the Plan of Mill Run Subdivision, Phase I, according to the plat thereof, recorded in Plat Book 11700, Page 27 and 28 of the Register's Office of DAVIDSON County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Craig & Walker Homes, Inc., a Tennessee Corporation by Warranty Deed of record in Instrument No. 200007140069702, Register's Office of Davidson County, Tennessee.

Transmission Line Easement of record in Book 3933, page 359; Sewer Easement of record in Book 10448, page 188; Landscape Agreement of record in Instrument No. 20010405-0033587; Stormwater Detention Agreement of record in Instrument No. 20010405-0033586; Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20011024-0116286; and, any and all matters as shown on plat of record in Plat Book 11700, page 27 and 28; all of the Register's Office of Davidson, Tennessee.

This is unimproved ( )
improved(x) property, known as 209 Annesbury Lane Antioch TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 29th Day of November, 2001.

Craig & Walker Homes, Inc., a Tennessee Corporation

BY:
Cory Craig, President

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned of the state and county aforesaid, personally appeared Cory Craig, 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 Craig & Walker Home, Inc., a Tennessee Corporation, the within named bargainor, and that he as such President, as duly authorized executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as President.

Witness my hand and official seal this .

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES: 11/17/02