Davidson County DEEDWARR
Recvd: 09/06/02 15:57 2pgs
Fees:13.00 Taxes:593.89

20020906-0108512

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,511.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2002.

Notary Public

MY COMMISSION EXPIRES: 1/26/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Webb and wife, Valerie S. Webb	Countrywide Home Loans, Inc.	Map: 182-6-A-
(NAME) 7109 Legacy Drive	(NAME) 7105 Corporate Drive PTX 910	Parcel: 70.00
(ADDRESS) Antioch TN 37013	(ADDRESS) Plano, TX. 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, THE CRAIG COMPANY, A TENNESSEE CORPORATION, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto JAMES D. WEBB AND WIFE, VALERIE S. WEBB, 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 all of Lot No. 70, Section One, Old Hickory Hills, as shown by plat appearing of record in Instrument No. 20011023-0115382, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to The Craig Company, a Tennessee corporation by Warranty Deed of record in Instrument No. 20011109-0123504, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020116-0006750; Storm Water Detention Agreement in Instrument No. 20010306-0021333; Easement to United Telephone Company in Instrument No. 20020123-0009339; Sewer and/or Storm Drainage Easement in Instrument No. 20001030-0107214; Charter for Homeowners' Association in Instrument No. 20020123-0009417; and, any and all matters as shown on plat of record in Instrument No. 20011023-0115382; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 7109 Legacy Drive, 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 GRANTEES, their heirs and assigns forever; and Grantor covenants with the said GRANTEES that it is 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 Grantees agreeing to pay said tax when due; and Grantor further covenants and binds itself, it's heirs and assigns, 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.

2002105 30

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 30th day of August, 2002.

The Craig Company, a Tennessee corporation

BY:_____

Corey Craig, President

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Corey 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 The Craig Company, a Tennessee corporation, the within named bargainor, a corporation, and that he as such President, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal, this 30th day of August, 2002.

_____

Notary Public

My Commission Expires: 1/26/05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027