Davidson County DEEDWARR
Recvd: 09/12/02 11:20 2pgs
Fees:13.00 Taxes:522.90

20020912-0111246

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,325.00.

Ester Baldwin
Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(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
Ronald C. Snitker	Countrywide Home Loans, Inc.	Map: 149-12-0-B-
(NAME) 1117 Twin Circle Drive	(NAME) 718 Thompson Lane, Suite 104	Parcel: 73.00 CO
(ADDRESS) Nashville TN 37217	(ADDRESS) Nashville, TN 37204-3612	
(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, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto RONALD C. SNITKER, 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. 25, Final Plat, Phase 2, Forest Cove, as shown by plat appearing of record in Plat Book 9700, pages 976 and 977, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a portion of the same property conveyed to Hearthside Homes, LLC by Special Warranty Deed of record in Book 11708, page 210, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 11149, page 641 as amended in Book 11313, page 436; Charter of Homeowners' Association in Book 11595, page 877; Easement for Right-of-Way to Gulf Interstate in Book 3217, page 534; Easement for Right-of-Way of Murfreesboro Pike, Anderson Road and Hamilton Church Road in Book 3217, page 534; Deed of Conveyance of Common Area in Book 11629, page 904 and Instrument No. 200004070035204; Easement for Electric Power Transmission Line in Book 3217, page 534; and, any and all matters as shown on plat of record in Plat Book 9700, pages 976 and 977; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 1117 Twin Circle Drive, Nashville, TN 37217
(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 they 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 Grantees agreeing to pay said tax when due; and Grantor further covenants and binds itself, it's successors 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.

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

BY: _____

Corey Craig, President

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, 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