Davidson County DEEDWARR
Recvd: 03/14/03 09:05 2pgs
Fees:13.00 Taxes:576.09

20030314-0034189

This Instrument Was Prepared By:

Hugh W. Entrekin, Esq.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $155,700.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2003.

Notary Public

My Commission Expires: 3-6-06

Phillip Davis Alexander NOTARY PUBLIC AT LARGE My Commission Exp. March 6, 2006 Williamson County, Tennessee

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Centron Felder	Countrywide Home Loans	149-12-B-14
1409 Cane Court	P.O. Box 10212	
Nashville, Tennessee 37217	Van Nuys, CA 91410	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency 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 Centron Felder, a married man, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 28 on the Plan of Forest Cove Subdivision, Phase 1, a Planned Unit Development, as of record in Plat Book 9700, pages 754 and 755, in the Register's Office for Davidson County

Being a portion of the property conveyed to the Craig Company by deed in Instrument No. 200107120074223, and by deed of correction in Instrument No. 20030314-0034188, in the Register's Office for Davidson County.

This conveyance in made subject to:

1. County taxes for subsequent years.
2. Any and all restrictions and easements of record.
3. All matters set for in Plat of record in Plat Book 9700, Pages 754 and 755, Register's Office for Davidson County, Tennessee.
4. Declaration of Easements, Covenants, Conditions and Restrictions in Book 11149, page 649, amended in Book 11313, page 436.

This is improved property known as: 1409 Cane Court, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th day of February, 2003.

The Craig Company

By: _____

Corey Craig, Vice President

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Corey Craig, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the Vice President of the Craig Company, the within named bargainor, and that he as such Vice President, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of The Craig Company by himself as such Vice President.

Witness my hand, at Franklin, Tennessee, this 28th day of February, 2003.

_____

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.6.06

Philip Davis Alexander
NOTARY PUBLIC AT LARGE
My Commission Exp. March 6, 2006
Williamson County, Tennessee