Davidson County DEEDWARR
Recvd: 08/13/03 14:45 2pgs
Fees:13.00 Taxes:603.10

20030813-0116454

This Instrument Was Prepared By:

Hugh W. Entrekin, Atty.
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 $163,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of July, 2003.

Notary Public

My Commission Expires: 2-2005

Address New Owner
Rodney Thweatt
7890 Rainey Drive
Antioch, TN 37013

Send Tax Bills to:
Owner

Map-Parcel
182-6-O-A-38-CO

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 Rodney Thweatt and Danielle Thweatt, Husband and Wife, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being, Lot No. 38, on the Plan of Old Hickory Hills, Section One, a Planned Unit Development, Plat as shown on Instrument No. 20011023-0115382, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being a portion of the same property conveyed to The Craig Company by deed from Old Hickory Hills, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20020529-0065170, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2003 and subsequent years
2. Any and all restrictions and easements of record.
3. All matters set forth in Plat of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee.

This is improved property known as: 7890 Rainey Drive Antioch, TN 37013

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25th day of July, 2003

The Craig Company

By: _____
Corey Craig, Vice President

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, 7-25-03, 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 25th day of July, 2003.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-20-05

KIMBERLY R. PARKER
Notary Public at Large
RUTHERFORD COUNTY