Davidson County DEEDWARR
Recvd: 01/02/04 07:42 2pgs
Fees:13.00 Taxes:435.57

20040102-0000002

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 $117,722.00.

Kiana A Edwards
Affiant

Subscribed and sworn to before me
This 19th day of December, 2003

Notary Public

My Commission Expires: March 6, 2006

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Address New Owner	Send Tax Bills to:	Map-Parcel
Kiana A. Edwards	Countrywide Home Loans	P/O 149-374
1515 Bridgecrest Drive #228	P.O. Box 10212	
Antioch, TN 37013	Van Nuys, CA 91410-0212	

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 Kiana A. Edwards, a single woman, hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 228 on the plan of Cambridge Forest Townhomes, of record in Instrument No. 20020213-0018958 and revised in Instrument No. 20020710-0083055, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to The Craig Company by Quitclaim Deed from Builders Investment Company of New Mexico, Ltd. Co., of record in Instrument No. 20031009-0150128, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for the year 2004 and subsequent years
2. Any and all restrictions and easements of record.
3. All matters set forth in Plat of record in Instrument No. 20020213-0018958, Revised in Instrument No. 20020710-0083055, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1515 Bridgecrest Drive #228 Antioch, TN 37013

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, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 19th day of December, 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 19th day of December, 2003.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 6, 2006

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN