Davidson County DEEDWARR
Recvd: 02/03/04 11:19 2pgs
Fees:13.00 Taxes:715.58

20040203-0012949

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 $193,400.00.

Affiant

Subscribed and sworn to before me This 2nd day of February, 2004.

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

Notary Public

My Commission Expires: March 6, 2006

Address New Owner	Send Tax Bills to:	Map-Parcel
Rodney J. Newberry	Countrywide Home Loans	126-16-A-206 CO
6720 Boundary Run Drive	P.O. Box 10213	
Nashville, TN 37221	Van Nuys, CA 91410-0213	

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 J. Newberry and Brandy L. Newberry, 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. 101 on the Plan of Riverwalk, Phase 1-A, Section 2 and Phase 1-B, Section 2 of record in Instrument No. 20021022-0129510, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to The Craig Company by Warranty Deed from Riverwalk Development Partners, Inc. of record in Instrument No. 20030116-0007042, 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. 20021022-0129510, Register's Office for Davidson County, Tennessee.

This is improved property known as: 6720 Boundary Run Drive Nashville, TN 37221

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 2nd day of February, 2004

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 2nd day of February, 2004.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 6, 2006

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