File #200420190

Davidson County DEEDWARR
Recvd: 05/13/04 12:52 2pgs
Fees:13.00 Taxes:573.50

20040513-0056048

LYNN F. VAUGHT
COMMISSION EXP.
Notary Public At Large
02-20-2007
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2004.

Notary Public

MY COMMISSION EXPIRES: ~~10/22/05~~ 2-20-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Craig Company	New Owner	Map: P/O-182-12.00
(NAME)	(NAME)	
390 Mallory Station Rd., Ste. 104	390 Mallory Station Rd., Ste. 104	Parcel:
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin, TN 37067	
(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, **OLD HICKORY HILLS, LLC,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **THE CRAIG COMPANY**, hereinafter called the GRANTEE, its successors 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 Nos. 244, 245, 246, 247 and 248, on the Final Plat, Old Hickory Hills, Phase Two - Section Three, as shown by plat appearing of record in Instrument No. 20040420-0044507, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being a portion of the same property conveyed to Old Hickory Hills, LLC by Warranty Deed dated December 30, 1999 of record in Instrument No. 20000203-0011193, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020116-0006750; Charter of Old Hickory Hills Homeowners' Association of record in Instrument No. 20020123-0009417; Storm Water Detention Agreement of record in Instrument No. 20010306-0021333; Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20001030-0107214; Easement granted to United Telephone Company of record in Instrument No. 20020123-0009339; Storm Water Detention Agreement of record in Instrument No. 20030226-0025749; Boundary Plat of record in Book 11190, Page 65; Rights of Adjoining Owners of record in Book 6013, Page 187; all matters shown on plat of record in Instrument No. 20040420-0044507; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved ( ) property, known as Lots 244,245,246,247,248 Old Hickory Hills, Antioch, TN 37013
(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 Grantors covenant 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 Grantors further covenant and bind themselves, their heirs 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 11th day of May, 2004.

Old Hickory Hills, LLC

BY: _____

Steven Dotson

Chief Manger

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Steven Dotson, 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 Chief Manager of Old Hickory Hills, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

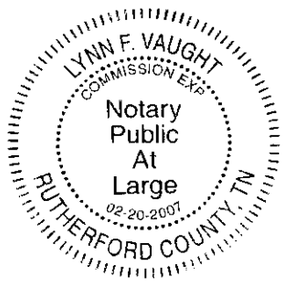
Witness my hand and official seal, this 11th day of May, 2004.

Lynn F. Vaught

Notary Public

My Commission Expires: 2-20-07

(SEAL)



Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 102
Franklin, TN 37064