Davidson County DEEDWARR
Recvd: 08/13/04 14:57 2pgs
Fees:13.00 Taxes:721.50

20040813-0098391

**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 $195,000.00.

Affiant

Subscribed and sworn to before me
This 25th day June, 2004.

Notary Public

My Commission Expires: 3.

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

| Address New Owner | Send Tax Bills to: | Map-Parcel |
|---|---|---|
| Kassahun Alem | Pinnacle Direct Funding | 174-11-A-212 |
| 2308 Haskell Drive | P.O. Box 608556 | |
| Antioch, TN 37013 | Orlando, FL 32860 | |

## 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, a Tennessee Corporation hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Kassahun Alem and wife, Woineshet Mamo, 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 all of Lot No. 311 on the Final Plat of Cane Ridge Farms, Phase Four, as shown by plat appearing of record in Instrument No. 20030721-0101773, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.
>
> Being the same property conveyed to The Craig Company, a Tennessee Corporation by deed from Cane Ridge Farms, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20030912-0134041, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for the year 2004 and subsequent years
2. All matters set forth in Plat of record in Instrument No. 20030721-0101773, Register's Office for Davidson County, Tennessee.

This is improved property known as 2308 Haskell 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 June, 2004

The Craig Company, a Tennessee Corporation

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 25th day of June, 2004.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.6.06

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