Davidson County DEEDWARR
Recvd: 12/03/04 11:57 2pgs
Fees:13.00 Taxes:654.90

20041203-0144241

This Instrument Was Prepared By:

Hugh W. Entrekin, Atty.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $177,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day November, 2004.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

My Commission Expires: 7-19-08

Address New Owner	Send Tax Bills to:	Map-Parcel
Margaret B. Arnold	Countrywide Home Loans	174-11-0-A-398
2532 Kanlow Court	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, a Tennessee Corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Margaret B. Arnold, unmarried 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. 219 on the Final Plat of Cane Ridge Farms, Phase Four, as shown by plat of record in Instrument No. 20030721-0101773, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to The Craig Company by deed from Cane Ridge Farms, LLC of record in Instrument No. 20030903-0127807, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County Taxes for the year 2005 and subsequent years.
2. All matters set forth in plat of record in Instrument No. 20030721-0101773, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Instrument No. 20000905-0087103, amended in Instrument No. 20001204-0119093; Instrument No. 20010815-0088370 and Instrument No. 20040319-0031603; By-Laws of record in Instrument No. 20000905-0087103, amended in Instrument No. 20041102-0131848 and Charter of the Homeowner's Association of record in Instrument No. 20010815-0088360, Register's Office for Davidson County, Tennessee.
4. Easements of record in Instrument No. 20020123-0009340; Book 4428, Page 565; Book 5078, Page 476; Book 4420, Page36; Book 4428, Page565; Book 5078, Page 476 and Instrument No. 20010300-1072141, Register's Office for Davidson County, Tennessee.
5. Conveyance of open space to the Homeowners Association of record in Instrument No. 20010815-0088361, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2532 Kanlow 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 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, it's 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 22nd day of November, 2004

The Craig Company, a Tennessee Corporation

By: _____
Corey Craig, Vice President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Stephanie M. Dunn, a Notary Public of the State and County aforesaid, personally appeared the within named Corey Craig, with whom I am personally acquainted, and who upon his oath, acknowledged himself to be the Vice President of The Craig Company, the bargainor, a Tennessee Corporation, and that he as such Vice President, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Corporation by himself as such Vice President.

Witness my hand, at Nashville, Tennessee, this 22nd day of November, 2004.

STEPHANIE M. DUNN NOTARY PUBLIC DAVIDSON COUNTY, TN My Comm. Exp. Nov. 25, 2006

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-25-06