Davidson County DEEDWARR
Recvd: 01/04/05 10:41 2 pgs
Fees:13.00 Taxes:624.01

20050104-0001043

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 $168,650.00.

Affiant

Subscribed and sworn to before me, This 23rd day December, 2004.

Notary Public

My Commission Expires: 7-19-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner	Send Tax Bills to:	Map-Parcel
Gloria Garcia	Countrywide Home Loans	182-0-6-A-0-234
7229 Legacy Drive	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 goodand 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 Gloria Garcia, 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. 244 on the Final Plat of Old Hickory Hills, Phase Two, Section Three, of record in Instrument No. 20040420-0044507, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to The Craig Company by deed from Old Hickory Hills of record in Instrument No. 20040513-0056048, 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. 20040420-0044507, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Instrument No. 20020116-0006750; By-Laws of record in Instrument No. 20020116-0006750 and Charter of the Homeowners Association of record in Instrument No. 20020123-0009417, Register's Office for Davidson County, Tennessee.
4. Easements of record in Instrument No. 20001030-0107214 and Instrument No. 20020123-0009339, Register's Office for Davidson County, Tennessee.
5. Stormwater Detention Agreements of record in Instrument No. 20010306-0021333 and Instrument No. 20030226-0025749, Register's Office for Davidson County, Tennessee.
6. Boundary Plat of record in Book 11190, Page 65 and Rights of Adjoining Owners of record in Book 6013, Page 187, Register's Office for Davidson County, Tennesse.

This is improved property known as 7229 Legacy 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 23rd day of December, 2004

The Craig Company, a Tennessee Corporation

By: _____
Randall B. Smith, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Laura Shoun, a Notary Public of the State and County aforesaid, personally appeared the within named Randall B. Smith, with whom I am personally acquainted, and who upon his oath, acknowledged himself to be the President of The Craig Company, the bargainor, a Tennessee Corporation, and that he as such 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 President.

Witness my hand, at Nashville Tennessee, this 23rd day of December, 2004

_____
NOTARY PUBLIC

LAURA SHOUN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 7-19-08