Davidson County DEEDWARR
Recvd: 01/05/05 08:59 2 pgs
Fees:13.00 Taxes:650.33
20050105-0001606

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 $175,765.00.

Affiant

Subscribed and sworn to before me, This 30th day December, 2004.

STEPHANIE M. BOND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. Nov. 2006

Notary Public

My Commission Expires: 11-25-06

Address New Owner	Send Tax Bills to:	Map-Parcel
Lonnie C. Edwards	Countrywide Home Loans	182-0-6-0-A-233
7225 Legacy Drive	P.O. Box 10214	
Antioch, TN 37013	Van Nuys, CA 91410-0214	

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 Lonnie C. Edwards and wife, Keisha D. Edwards, hereinafter called the Grantee, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 243 on the plan 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, LLC of record in Instrument No. 20040505-0051580, 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 for the Homeowners Association 20020123-0009417, Register's Office for Davidson County, Tennessee.
4. Easements of record in 20001030-0107214 and Instrument No. 20020123-0009339, Register's Office for Davidson County, Tennessee.
5. Stormwater Detention Agreement 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, Tennessee.

This is improved property known as: 7225 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 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, it's successors and representatives, to warrant and forever defend the title tosaid land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of December, 2004

The Craig Company, a Tennessee Corporation

By:_____
Corey Craig, Vice President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Stephanie M. Duncan, 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 30th day of December, 2004.

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. Nov. 25, 2007

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-25-07