Davidson County DEEDWARR
Recvd: 02/02/05 10:03 2 pgs
Fees:13.00 Taxes:590.52

20050202-0012129

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 $159,600.00.

Bridget Jackson
Affiant

Subscribed and sworn to before me,
This 31st day of January, 2005.

Beth Dunkerson
Notary Public

My Commission Expires:_____

BETH DUNKERSON NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: JANUARY 25, 2006

Address New Owner	Send Tax Bills to:	Map-Parcel
Ernie E. Gilkes, III 8629 Lawson Drive Antioch, TN 37013	American Mortgage Network P.O. Box 85302 San Diego, CA 92186-5302	182-O-12.00

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 Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, The Craig Company hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ernie E. Gilkes, III and Melissa L. Gilkes, husband and wife, 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 Lot No.206 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. 20040505-0051578, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for the year 2005 and all subsequent years a lien, not yet due and payable.
2. Subject to all matters contained in Restrictive Covenants of record in Instrument No.20020116-0006750, Register's Office for Davidson County, Tennessee.
3. Subject to By-Laws of record in Instrument No. 20020116-0006750, Register's Office for Davidson County, Tennessee.
4. Charter for the Homeowner's Association of record in Instrument No. 20020123-0009417, Register's Office for Davidson County.
5. Subject to Stormwater Detention Agreements of record in Instrument No. 20010306-0021333 and Instrument No. 20030226-0025749, said Register's Office.
6. Subject to Sanitary Sewer/Storm Drainage Easement of record in Instrument No. 20001030-0107214, said Register's Office.

7. Subject to Telephone Utility Easement of record in Instrument No. 20020123-0009339. Register's Office for said County.

6. All matters set forth in Plat of record in Instrument No. 20040420-0044507, Register's Office for Davidson County, Tennessee.

This is improved property known as 8629 Lawson 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 31st day of January, 2005.

The Craig Company

By: _____
Corey Craig, Vice President

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Laura Shaw, 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 Nashville, Tennessee, this 31st day of January, 2005.

LAURA SHAW
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-19-08