03

Realty Title
48-A

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 $176.025.00.

Affiant

Subscribed and sworn to before me,
This 18th day of March, 2005.

Notary Public

My Commission Expires 7-19-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/24/05 08:14 2 pgs
Fees:13.00 Taxes:651.29
20050324-0031837

Address New Owner	Send Tax Bills to:	Map-Parcel
Joseph C. Perrigoue	Countrywide Home Loans, Inc.	182-0-12.00
7920 Rainey Court	P.O. Box 660694	
Antioch, TN 37013	Dallas, TX 75266-0694	

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 doestransfer and convey unto Joseph C. Perrigoue and Holly A. Perrigoue, 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.233 on the Plan of Old Hickory Hills, Phase Two, Section Three of record in Instrument No. 20040420-0044507; and a Certificate of Correction of record in Instrument No.20041021-0126628, 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 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.
7. Subject to Boundary Plat of record in Book 11190, Page 65, Register's Office for said County.
8. Subject to Rights of Adjoining Owners of record in Book 6013, Page 187, Register's Office for said County.

This is improved property known as 7920 Rainey Court 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 18th day of March, 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.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my hand at Nashville, Tennessee, this 18th day of March, 2005.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-19-08