Davidson County DEEDWARR
Recvd: 04/20/05 15:00 2 pgs
Fees:13.00 Taxes:787.90

20050420-0044103

This Instrument Was Prepared By:

Hugh W. Entrekin, Atty.
7123 Crossroads Boulevard
Suite A
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $212945.00.

Affiant

Subscribed and sworn to before me,
This 15th day April, 2005.

Notary Public

My Commission Expires: 7-15-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Address New Owner	Send Tax Bills to:	Map-Parcel
Jason L. Martin	Countrywide Home Loans	174-11-O-A-64
1805 AnnaLee 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 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 Jason L. Martin and wife, Upma Martin 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. 163 on the Final Plat of Cane Ridge Farms, Phase One, Section Two, of record in Instrument No. 20010404-0032708 and First Revision of record in Instrument No. 20020712-0084135, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Craig Company, a Tennessee Corporation by deed from Cane Ridge Farms, LLC a Tennessee Limited Liability Company of record in Instrument No. 20031015-0153107, 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. 20010404-0032708 and Instrument No. 20020712-0084135, 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; Restriction Amendment of record in Instrument No. 20041102-0131848; By-Laws of record in Instrument No. 20000905-0087103; Charter of the Homeowners 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, Page 36 and Instrument No. 20010300-1072141; Conveyance of open space to HOA of record in Instrument No. 20010815-0088361; Register's Office for Davidson County, Tennessee.

This is improved property known as 1805 AnnaLee 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 to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of April, 2005

The Craig Company, a ~~Tennessee~~ Corporation

By: _____
Corey Craig, Vice President

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, 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 15th day of April, 2005.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-19-08