Realty 48A

This Instrument Was Prepared By:
Hugh W. Entrekin, Atty.
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer $193,710.00.

Affiant

Subscribed and sworn to before me, this 29th day September, 2005.

Notary Public – Laura Shoun

My Commission Expires: 7/19/08

Address New Owner	**Send Tax Bills to:**	**Map-Parcel**
Joseph A. Malotte 7212 Legacy Drive Antioch, TN 37013	New Owner	182-07-A-249

Davidson County DEEDWARR
Recvd: 10/07/05 10:37 2 pgs
Fees:13.00 Taxes:716.73

20051007-0121247

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 **Joseph A. Malotte,** hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 259 on the Plan Old Hickory Hills, Phase Two, Section Three, of record in Instrument No. 20040420-0044507, and Surveyor's Certification of Correction of record in Instrument No. 20041021-0126628, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to The Craig Company, Inc., 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. 2005 County taxes a lien, not yet due and payable.
2. Subject to all matters on plan of record in Instrument No. 20040420-0044507, and Surveyor's Certification of Correction of record in Instrument No. 20041021-0126628, said Register's Office.
3. Restrictive Covenants of record in Instrument No. 20020123-0009417, said Register's Office.
4. Easement for sanitary sewer and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20001030-018214, said Register's Office.
5. Charter of Old Hickory Hills Homeowner's Association of record in Instrument No20020123-0009417, said Register's Office.
6. Storm Water Detention Agreement of record in Instrument No. 20010306-0021333 and Instrument No. 20030226-0025749, said Register's Office.
7. Easement granted to United Telephone Company of record in Instrument No. 20020123-0009339, said Register's Office.

8. Rights of adjoining owners of record in Book 6013, Page 187, said Register's Office.

9. Boundary Plat of record in Book 11190, Page 65, said Register's Office.

This is improved property known as: 7212 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, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of September, 2005

The Craig Company, a Tennessee Corporation

By:_____
Corey Craig, Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Laura Shoun, 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 Brentwood, Tennessee, this 29th day of September, 2005.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/19/08

LAURA SHOUN
NOTARY PUBLIC AT LARGE
[illegible] COUNTY, TENN.