This Instrument Prepared By:
Mooreland Title Company, LLC
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 is $202,490.00

Linda Ott
Affiant

Subscribed and sworn to before me, this 15th day of November, 2005

Notary Public

My Commission Expires: 1/12/09

Davidson County DEEDWARR
Recvd: 11/23/05 10:13 2 pgs
Fees:13.00 Taxes:749.21

20051123-0141606

ADDERSSS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph M. & Tracy Hart	Countrywide Home Loans	174-00-11A-364
(NAME)	(NAME)	
2576 Kanlow Drive	3011 Armory Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37204	

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, Inc.,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joseph M. Hart and wife, Tracy Hart,** 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. 274 on the Final Plat, Cane Ridge Farms, Phase Six, Section One, as shown by plat of record in Instrument No. 20050209-0015098, 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 Cane Ridge Farms, LLC, of record in Instrument No. 20050328-0032810, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

- Subject to Restrictive Covenants of record in Instrument No. 20000905-0087103; and Amended in Instrument 20001204-0119093; 200108155-0088370; 20040319-003160, said Register's Office.
- Subject to all matters on plan of record in Instrument No. 20050209-0015098, said Register's Office.
- Subject to amendment of restrictions in Instrument No. 20041102-013848, said Register's Office.
- Subject to Telephone Utility Blanket Easement of Record in Instrument No. 20020123-0009340, said Register's Office.
- Agreement for dedication of Easement for Water Mains, Access Road, Power Lines and Appurtenances of record in Book 5078, Page 476, said Register's Office.
- Grant of Transmission Line Easement of record in Book 4428, Page 565 and Book 4420, Page 36, said Register's Office.
- Subject to Easement to United Telephone Company of record in Instrument No. 20020123-009340, said Register's Office.

- Subject to By-Laws of record in Instrument No. 20000905-0087103, said Register's Office.
- Subject to the Charter of the Homeowners Association of record in Instrument No. 20010815-0088360, said Register's Office.

This is improved property known as: 2576 Kanlow 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 November, 2005.

The Craig Company, Inc.

By:_____
Corey Craig, Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, 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, Inc., 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, 15th day of November, 2005.

_____
NOTARY PUBLIC

My Commission Expires: 1/12/09

CONNIE S. MADDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY