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

Davidson County DEEDWARR
Recvd: 12/06/05 11:53 2 pgs
Fees:13.00 Taxes:766.66

20051206-0146681

95My Commission Expires:
File No. 052186

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer $207,205.00

Affiant

Subscribed and sworn to before me, this 30TH day of November, 2005.

Notary Public

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC CONNIE SUE BRADDEN

Address New Owner	**Send Tax Bills to**	**Map-Parcel**
Ardee & Tim Chua 2580 Kanlow Drive Antioch, TN 37013	CTX Mortgage Company 801 94th Avenue, North St. Petersburg, FL 33702	P/O 174-00-0 17

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, a Tennessee Corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ardee Chua and wife, Tim Chua,** 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. 275 on the plan of Cane Ridge Farms, Phase Six, Section One, as shown by plat appearing 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 part of the same property conveyed to The Craig Company, a Tennessee Corporation, by deed from Cane Ridge Farms, LLC, a Tennessee limited liability company, recorded in Instrument No. 20050415-0041971, 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: 2580 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 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of November, 2005.

The Craig Company

By:_____
Corey Craig, 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, 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 30th day of November, 2005.

_____
Notary Public

My Commission Expires: 1/12/09

