This Instrument Was 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 $131,825.00

Affiant

Subscribed and sworn to before me, this 13th day of January, 2006.

Notary Public

My Commission Expires: 1/12/09

CONNIE S. MADDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 01/19/06 11:02 2 pgs
Fees:13.00 Taxes:487.75
20060119-0007184

Address New Owner	**Send Tax Bills to:**	**Map-Parcel**
Donley & Stephanie Ferguson 1515 Bridgecrest Drive, #420 Antioch, TN 37013	Countrywide Home Loans, Inc. 3011 Armory Drive Nashville, TN 37204	145-15-0-B 75

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 **Donley Ferguson and wife, Stephanie Ferguson,** 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 Unit 420, on the revised plan of Cambridge Forest Townhomes, of record in Instrument No. 20040224-0020966, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Craig & Walker Homes, Inc. by deed from Danco Property Investments, LLC in Instrument No. 20000211-0013696; being further conveyed to Craig/Pick a joint venture composed of The Craig Company, Inc. and Builders Investment Company of New Mexico, Ltd. Co. by quitclaim deed from The Craig Company (formerly known as Craig & Walker Homes, Inc.) in Instrument 20010518-0051931; being further conveyed to Lloyd H. Craig and wife, Kayla P. Craig by quitclaim deed from The Craig Company, Inc. (it's one-half undivided interest) in Instrument No. 2001227-0142562; being further conveyed to Craig Investment Group, LLP by quitclaim deed from Lloyd H. Craig and wife, Kayla P. Craig (their one-half undivided interest) in Instrument No 20011227-0142563; and then further conveyed to The Craig Company, Inc. by deed from Craig Investment Group, LLP, in Instrument No. 20041118-0128363 and by Builders Investment Company of New Mexico, Ltd. Co. in Instrument No. 20050606-0064180 (remaining interest), all being of record in the Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

- Subject to all matters on plan of record in Instrument No. 20040224-0020966, said Register's Office.
- Subject to Restrictive Covenants of record in Instrument No.20030806-0112013, said Register's Office.
- Subject to Easements of record in Book 1207, Page 529; Book 1147, Page 148; Book 6881, Page 320; Book 7453, Page 445 and Book 8795, Page 158, said Register's Office.

- Subject to Charter for the Homeowner's Association of record in Book 10343, Page 769, said Register's Office.
- Subject to Stormwater Detention Agreement of record in Book 7632, page 962, said Register's Office.

This is improved property known as: 1515 Bridgecrest Drive, #420, 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 13th day of January, 2006.

The Craig Company

By:_____
Corey Craig, Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 Brentwood, Tennessee, this 13th day of January, 2006.

_____
Notary Public

My Commission Expires: 1/12/09

CONNIE S. MADDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY