This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh W. Entrekin, Atty.
7123 Crossroads Blvd., Suite A
Brentwood, TN 37027
File #: 062265

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration of value, whichever is greater for this transfer is $131,475.00.

Affiant

Subscribed and sworn to before me, this 31st day of January, 2006.

Notary Public

My Commission Expires: 1/13/09

Davidson County DEEDWARR
Recvd: 02/03/06 10:16 2 pg:
Fees:13.00 Taxes:486.46
20060203-0013527

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS
Roberta Dunnigan **1515 Bridgecrest Drive #407** **Antioch, TN 37013**	**CTX Mortgage Company** **801 94th Avenue, North** **St. Petersburg, FL 33702**	**149 15B 82.00CO**

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,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Roberta Dunnigan and husband, Jerry Dunnigan,** 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 407, 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 quitclaim deed from Craig Investment Group, LLP, in Instrument No. 20050303-0023450; further conveyed from Builders Investment Company of New Mexico, Ltd. Co., to The Craig Company, by quitclaim deed of record in Instrument No. 20050606-0064180, said Register's Office.

This conveyance in made subject to:

- Subject to Restrictive Covenants of record in Instrument No.20030806-0112013, said Register's Office for Davidson, Tennessee.
- Subject to all matters on plan of record in Instrument No. 20040224-0020966, said Register's Office for Davidson County, Tennessee.
- 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, Register's Office for Davidson County, Tennessee.
- Subject to Charter for the Homeowner's Association of record in Book 10343, Page 769, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1515 Bridgecrest Drive #407, Antioch, Tennessee 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, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of January, 2006.

The Craig Company

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, 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 Franklin, TN, this 31st day of January, 2006.

_____
NOTARY PUBLIC

My Commission Expires: 1/12/09

CONNIE S. MADDEN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY