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: 03/06/06 10:28 2 pgs
Fees:13.00 Taxes:737.48

20060306-0025456

File #: 062278

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $199,320.00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2006.

Notary Public

My Commission Expires: 1/12/09

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS
Maria M. Gonzales 2925 Katonka Court Nashville, TN 37103	CTX Mortgage Company 801 94th Avenue, North St. Petersburg, FL 33702	P/O 174-00-0-017.00

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 **Maria M. Gonzales and husband, Samson M. Gonzales,** 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. 237 on the Final Plat, 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 plat reference is hereby made for a more complete description.

Being a part of the same property conveyed to The Craig Company, Inc., a Tennessee corporation, by deed from Cane Ridge Farms, LLC, a Tennessee limited liability company, of record in Instrument No. 20050415-0041971, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20000905-0087103; amended in Instrument No. 20001204-0119093; Instrument No. 20010815-0088370; and Instrument No. 20040319-003160, and amendment in Instrument No. 20041102-0131848, said Register's Office.
2. By-Laws of record in Instrument No. 20000905-0087103, said Register's Office.
3. Charter of Cane Ridge Farm Homeowner's Association of record in Instrument No. 20010815-0088360 and Instrument No. 20041210-0147105, said Register's Office.
4. 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.
5. Grant of Transmission Line Easement of record in Book 4428, Page 565 and Book 4420, Page 36, said Register's Office.
6. Easement to United Telephone Company of record in Instrument No. 20020123-0009340, said Register's Office.
7. Subject to all matters on plan of record in Instrument No. 20050209-0015098, said Register's Office.

This is improved property known as: 2925 Katonka Court, Nashville, TN 37103

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 28th day of February, 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 Brentwood, TN, this 28th day of February, 2006.

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NOTARY PUBLIC

My Commission Expires: 1/12/09

