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 $181,000.00

Affiant

Subscribed and sworn to before me, this 30th day of March, 2006.

Notary Public

My Commission Expires: 1-20-10

Davidson County DEEDWARR
Recvd: 04/10/06 13:34 2 pgs
Fees:13.00 Taxes:669.70
20060410-0041070

File No. 052138

Address New Owner
Eric G. Tucker & Bonnie A. Flippen
7432 Maggie Drive
Antioch, TN 37013

Send Tax Bills to:
CTX Mortgage
801 94th Ave. North
St. Petersburg, FL
33702

Map-Parcel
182-06-O-A140.CO

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 **Eric G. Tucker and Bonnie A. Flippen, as Joint Tenants with rights of survivorship,** 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 all of Lot No. 136, on the Final Plat, Old Hickory Hills, Phase Two, Section One, as shown by plat appearing of record in Instrument No. 20030623-0086188, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to The Craig Company, Inc. by deed from Old Hickory Hills, LLC, dated October 10, 2003, of record in Instrument No. 20031016-0153398, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. Restrictive Covenants contained in the instrument of record in Instrument No. 20020116-0006750, Register's Office for Davidson County, Tennessee.
2. By-Laws of record in Instrument No. 2002116-0006750, Register's Office for Davidson County, Tennessee.
3. Charter of the Homeowner's Association of record in Instrument No. 20020123-0009417, Register's Office for Davidson County, Tennessee.
4. Subject to all matters on plan of record in Instrument No. 20030623-0086188, Register's Office for Davidson County, Tennessee.
5. Storm Water Detention Agreement of record in Instrument No. 20010306-0021333 and Instrument No. 20030226-0025749, Register's Office for Davidson County, Tennessee.
6. Sanitary Sewer and Storm Drainage Easement of record in Instrument No. 20001030-0107214, Register's Office for Davidson County, Tennessee.
7. Telephone Utility Easement of record in Instrument No. 20020123-0009339, Register's Office for Davidson County, Tennessee.

This is improved property known as: 7432 Maggie 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of October, 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, Tennessee, this 30th October, 2006.

Linda J. Ott
Notary Public

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My Commission Expires: 1-20-10