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

Davidson County DEEDWARR
Recvd: 04/25/06 15:27 2 pgs
Fees:13.00 Taxes:899.47
20060425-0047403

File #: 062266

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is for this transfer is $243,100.00

Affiant

Subscribed and sworn to before me, this 12th day of April, 2006.

Notary Public

My Commission Expires: 1-30-10

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

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS
Bruce & Lisa Peebles	Countrywide Home Loans	126-16-O-A-556.00
7712 Riverview Bend Drive	3011 Armory Drive, Ste. 120	
Nashville, TN 37221	Nashville, TN 37204	

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 **Bruce Peebles and Wife, Lisa Peebles**, 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. 248 on the Final Plat of Riverwalk, Phase 3-C, as shown by plat appearing of record in Instrument No. 20050706-0077607, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to The Craig Company, a Tennessee corporation, by deed from Riverwalk Development Partners, Inc., a Tennessee corporation, of record in Instrument No. 20050610-0066621, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. Subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20011105-0121083; Instrument No. 20020424-0050565; Instrument No. 20040430-0049813; and Instrument No. 20040506-0051985. said Register's Office.
2. By-Laws of record in Instrument No. 20011105-0121083, said Register's Office.
3. Charter of the Homeowners Association of record in 20020425-0051371, said Register's Office.
4. Subject to all matters on plan of record in Plat Instrument No.20050706-0077607, said Register's Office.
5. Road and utility easement of record in Instrument No. 20010706-0072536, said Register's Office.
6. Storm water detention agreements of record in Instrument No. 20010919-0101279 and Instrument No. 20021119-0143587, said Register's Office.
7. Landscape agreement of record in Instrument 20010919-0101280, said Register's Office.

This is improved property known as: 7712 Riverview Bend Drive, Nashville, Tennessee 37221

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 12th day of April, 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 12th day of April, 2006.

Linda J. Ott
NOTARY PUBLIC

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

My Commission Expires: 1-20-10