This Instrument Was Prepared By:
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 $180,900.00.

Affiant

Subscribed and sworn to before me, this 14th day December, 2006.

Notary Public

My Commission Expires: 1-30-10

STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/05/07 10:36 2 pgs
Fees:13.00 Taxes:669.33
20070105-0002172

Address New Owner
Ryan & Monica D. Fowler
8868 Crescent Glen Court
Antioch, TN 37013

Send Tax Bills to:
Countrywide Home Loans
801 Crescent Centre Dr., Suite 510
Franklin, TN 37012

Map-Parcel
P/O 182-00-0-12.

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 **Ryan A. Fowler and wife, Monica D. Fowler,** 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. 365 on the Plan Old Hickory Hills, Phase Three, Section One, of record in Instrument No. 20060420-0045296, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to The Craig Company, Inc., by deed from Old Hickory Hills, LLC, of record in Instrument No. 20060526-0062366, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. 2007 County taxes a lien, not yet due and payable.
2. Subject to all matters on plan of record in Instrument No. 20060526-0062366, said Register's Office.
3. Restrictive Covenants and By-Laws of record in Instrument No. 20020116-0006750, said Register's Office.
4. Easement for sanitary sewer and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20001030-018214, said Register's Office.
5. Charter of Old Hickory Hills Homeowner's Association of record in Instrument No20020123-0009417, said Register's Office.
6. Storm Water Detention Agreement of record in Instrument No. 20010306-0021333 and Instrument No. 20030226-0025749, said Register's Office.
7. Easement granted to United Telephone Company of record in Instrument No. 20020123-0009339, said Register's Office.

This is improved property known as: 8868 Crescent Glen 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 14th day of December, 2006

The Craig Company, a Tennessee Corporation

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 14th day of December, 2006.

Linda J. Ott
NOTARY PUBLIC

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

MY COMMISSION EXPIRES: 1-20-10