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: 03/27/07 12:17 2 pgs
Fees:13.00 Taxes:1153.09
20070327-0036557

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer $311,646.00

Affiant

Subscribed and sworn to before me, this 22nd day of March, 2007.

Notary Public

My Commission Expires: 1-9-2010

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

Address New Owner	**Send Tax Bills to:**	**Map-Parcel**
Jeremy & Melanie Huffine 709 Riverbranch Court . Nashville, TN 37221	Franklin American Mortgage Co. 501 Corporate Centre Drive, Ste. 400 Franklin, TN 37067	126-16-O-A-548.00

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 Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **The Craig Company, Inc.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jeremy Todd Huffine and wife, Melanie Huffine and Betty Minix**, 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. 34, on the Final Plat of Riverwalk, Phase 3-C, as of record in Instrument No. 20050706-00776074 and as amended by Surveyor's Certificate of Correction of record in Instrument No. 20060104-0001187, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to The Craig Company by deed from Riverwalk Development Partners, Inc., dated 6-8-06 of record in Instrument No. 20060523-0060289, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. Restrictive Covenants of record in Instrument No. 20011105-0121083, Instrument No. 20020424-0050565, Instrument No. 20040430-0049313 and Instrument No. 20040506-0051985, Register's Office for Davidson County, Tennessee.
2. By-Laws of record in Instrument No. 20011105-0121083, Register's Office for Davidson County, Tennessee.
3. Charter of the Homeowner's Association of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.
4. Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.
5. Stormwater Detention Agreement of record in Instrument No. 20010919-0101279; Instrument No. 20021119-0143687 and Instrument No. 20040806-0103240, said Register's Office.
6. Agreement for Dedication of Public utilities Easement of Record in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.
7. Road and Utilities Access Easement of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.
8. Subject to Charter Right of Way for CSX Transportation Railroad.
9. Stormwater Detention Agreement of record in Instrument No. 0040826-0103240, Register's Office for Davidson County, Tennessee.
10. Subject to all matters on plan of record in Instrument No.20050706-00776074 and as amended by Surveyor's Certificate of Correction of record in Instrument No. 20060613-007081, Register's Office.

11. Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmisison Line Easement of record in Book 4257, Page 647, said Register's Office.
12. Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, said Register's Office, and Judgment of record in Book 4226, Page 715, said Register's Office.
13. Easements and Rights granted to Tennessee Electric Power Company as set forth in Instruments of record in Book 751, Page 375 and Book 787, Page 7, Register's Office for said County.
14. Easements and Rights granted to Tennessee Electric Power Company as set forth in Instruments of record in Book 751, Page 375 and Book 787, Page 7, Register's Office for said County.
15. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20040812-0097619, said Register's Office.
16. Plan of Newsom Land of record in Plat Book 1, Page 25 and Plat Book 1, Page 121 Chancery Court of Davidson County, Tennessee.
17. All assessments and taxes due in 2006 and thereafter, a lien, but not yet due and payable. The Company assumes no liability for supplemental assessments imposed pursuant to the provisions of T.C.A. 67-5-603.

This is improved property known as: 709 Riverbranch Court, Nashville, TN 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 22nd day of March, 2007

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 22nd day of March, 2007.

Linda J. Ott
NOTARY PUBLIC

My Commission Expires: 1-20-10

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