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: 06/27/07 11:29 2 pgs
Fees:13.00 Taxes:804.38
20070627-0076720

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer $217,400.00

Affiant

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

Notary Public

My Commission Expires: 1-30-10

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

Address New Owner	**Send Tax Bills to:**	**Map-Parcel**
Wade H. Duggin 2417 Haskell Dr. Antioch, TN 37013	Countrywide Home Loans, Inc. 801 Cresent Centre Dr., Ste. 510 Franklin, TN 37067	174-11-A-409

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 **Wade H. Duggin**, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 407 on the Plan of Final Plat Cluster-Lot Subdivion, Cane Ridge Farms, Phase Six, SectionTwo, of record in Instrument No. 20060216-0018813, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to The Craig Company, Inc., by deed from Cane Ridge Farms, LLC, of record in Instrument No. 20050328-0032810, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

- Subject to Restrictive Covenants of record in Instrument No. 20000905-0087103; and Amended in Instrument 20001204-0119093; 200108155-0088370; 20040319-003160, said Register's Office.
- Subject to all matters on plan of record in Instrument No. 20060216-0018813, said Register's Office.
- Subject to amendment of restrictions in Instrument No. 20041102-013848, said Register's Office.
- Subject to Telephone Utility Blanket Easement of Record in Instrument No. 20020123-0009340, said Register's Office.
- 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.
- Grant of Transmission Line Easement of record in Book 4428, Page 565 and Book 4420, Page 36, said Register's Office.
- Subject to Easement to United Telephone Company of record in Instrument No. 20020123-009340, said Register's Office.
- Subject to By-Laws of record in Instrument No. 20000905-0087103, said Register's Office.

- Subject to the Charter of the Homeowners Association of record in Instrument No. 20010815-0088360, said Register's Office.

This is improved property known as: 3128 Skinner 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 22nd day of June, 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 June, 2007.

Linda J. Ott
Notary Public

My Commission Expires: 1-30-10

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