This Instrument Was Prepared By:
Mooreland Title Company
Hugh W. Entrekin, Atty.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 06/27/07 11:34 2 pgs
Fees:13.00 Taxes:658.23
20070627-0076733

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $177,900.00.

Affiant

Subscribed and sworn to before me, This 20th day June, 2007.

Notary Public

My Commission Expires:

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

Address New Owner
James & Janet Keeton
8509 Lawson Drive
Antioch, TN 37013

Send Tax Bills to:
new owner

Map-Parcel
182-06-0-A-277.00

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 Grantees, 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 **James B. Keeton and Wife, Janet L. Keeton**, 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. 265, on the Final Plat for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three, Section One, as shown by plat appearing of record in Instrument No. 20060420-0045296, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to The Craig Company, Inc. by deed from Old Hickory Hills, LLC, dated 5-16-06 of record in Instrument No. 20060526-0062366, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for the year 2007 and subsequent years
2. All matters set forth in Plat of record in Instrument No. 20060420-0045296, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Instrument No. 20020116-0006750, Register's Office for Davidson County, Tennessee.
4. Stormwater Detention Agreements of record in Instrument No. 20010306-0021333 and Instrument No. 20030226-0025749, Register's Office for Davidson County, Tennessee.
5. Sanitary Sewer and Storm Drainage Easement of record in Instrument No. 20001030-0107214, Register's Office for Davidson County, Tennessee.

6. Telephone Utility Easement of record in Instrument No. 20020123-0009339, Register's Office for Davidson County, Tennessee.

This is improved property known as: **8509 Lawson 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 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, its 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 20th day of June, 2007

The Craig Company, Inc.

By: _____
Corey Craig, Vice President

STATE OF TENNESSEE
COUNTY OF WILLLIAMSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Corey Craig, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the Vice President of The Craig Company, the within named bargainor, and that he as such Vice President, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of The Craig Company by himself as such Vice President.

Witness my hand, at Brentwood, Tennessee, this 20th day of June, 2007.

Linda J. Ott
NOTARY PUBLIC

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

MY COMMISSION EXPIRES:
1-30-10