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 $179,900.00

Affiant

Subscribed and sworn to before me, this 19th day July, 2007.

Notary Public
My Commission Expires 1-30-10

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

Davidson County DEEDWARR
Recvd: 07/24/07 10:48 2 pgs
Fees:13.00 Taxes:665.63
20070724-0087729

Address New Owner	**Send Tax Bills to:**	**Map-Parcel**
Julia C. Winston 3124 Skinner Dr. Antioch, TN 37013	CTX Mortgage Company P.O. Box 199114 Dallas, TX 75219-9114	174-11-0A-37900CO

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 **Julia C. Winston,** hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 360 on the Final Plat, Cane Ridge Farms, Phase Six, Section One, as shown by plat appearing of record in Instrument No. 20050209-0015098, of the 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 by deed from Cane Ridge Farms, LLC, dated 3-24-05, of record in Instrument No. 20040328-0032810, 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. 20050209-0015098, said Register's Office.
3. Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20000905-0087103; amended in Instrument No. 20001204-0119093; Instrument No. 20010815-0088370; and Instrument No. 20040319-003160, and amendment in Instrument No. 20041102-0131848, said Register's Office. Subject to Restrictive Covenants of record in Book 24, Page 948, said Register's Office.
4. Easement to United Telephone Company of record in Instrument No. 20020123-0009340, said Register's Office.
5. By-Laws of record in Instrument No. 20000905-0087103, said Register's Office.
6. Charter of Cane Ridge Farm Homeowner's Association of record in Instrument No. 20010815-0088360 and Instrument No. 20041210-0147105, said Register's Office.

7. 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.
8. Grant of Transmission Line Easement of record in Book 4428, Page 565 and Book 4420, Page 36, said Register's Office.

This is improved property known as: 3124 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 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 13th day of July, 2007

The Craig Company

By: Amber Pratt
Amber Pratt, Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the State and County aforesaid, personally appeared the within named Amber Pratt, with whom I am personally acquainted, and who upon her oath, acknowledged herself to be the Vice President of The Craig Company, the bargainor, a Tennessee Corporation, and that she 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 herself as such Vice President.

Witness my hand, at Brentwood, Tennessee, this 13th day of July, 2007.

Linda J. Ott
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-20-10

