Davidson County DEEDWARR
Recvd: 01/30/08 14:26 3 pgs
Fees:18.00 Taxes:194.25
20080130-0009657

THIS INSTRUMENT PREPARED BY:

MOORELAND TITLE COMPANY, LLC
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238
(615) 782-0098

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $52,500.00

Anne D. Welton
AFFIANT

Subscribed and sworn to before me, this 11th day of January, 2008.

NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILLIP DAVIS ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 20, 2010

Address New Owners as Follows: **Send Tax Bills To:** **Map-Parcel Number:**

Celebration Homes LLC
7123 Crossroads Blvd.
Suite C
Brentwood, Tennessee 37027

SAME

P/O 58-78.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Corey Craig, Lloyd H. Craig and Randall B. Smith ("Grantor") do hereby bargain, sell, transfer and convey unto **Celebration Homes LLC, a Tennessee limited liability company** ("Grantee") its successors, representatives and assigns, property located in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 10 on the Final Subdivision Plat of Phase One, Carrington Place, as of record in Instrument No. 20070320-0033562, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the property conveyed to Corey Craig, Lloyd H. Craig and Randall B. Smith by deed of record in Instrument No. 20060331-0036890, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to CELBRATION HOMES LLC, its successors, representatives and assigns, forever.

AND COREY CRAIG, LLOYD H. CRAIG and RANDALL B. SMITH do hereby covenant with CELEBRATION HOMES LLC, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND COREY CRAIG, LLOYD H. CRAIG and RANDALL B. SMITH do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said land to CELEBRATION HOMES LLC, its successors, representatives and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

This is (X) unimproved ( ) improved property known as: Lot No. 10 – Phase One, Carrington Place, Nashville, TN

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 11th day of January, 2008.

By: _____
Corey Craig

By: _____
Lloyd H. Craig

By: _____
Randall B. Smith

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Philip Davis Alexander, 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 within named bargainor, and that he as such executed the foregoing instrument for the purpose therein contained, by signing his name.

Witness my hand, at Brentwood, Tennessee, this 11th day of January, 2008.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Lloyd H. Craig, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the within named bargainor, and that he as such executed the foregoing instrument for the purpose therein contained, by signing his name.

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STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Randall B. Smith, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the within named bargainor, and that he as such executed the foregoing instrument for the purpose therein contained, by signing his name.

Witness my hand, at Brentwood, Tennessee, this 11th day of January, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

Permitted Encumbrances

1. County Taxes for 2008, have been pro-rated and shall be paid by Grantee, all subsequent years, a lien not yet due and payable.

2. All matters shown on the plat of record in Instrument No. 20070320-0033562, Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement of record in Instrument No. 20060503-0051461, Register's Office for Davidson County, Tennessee.