Instr:20000714006970 2 Page: 1 OF 2
REC'D FOR REC 07/14/2000 9:46:05AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $533.54

NAME AND ADDRESS OF NEW OWNERS:
Craig & Walker Homes, Inc.
807 Sawyer Bend Court
Franklin, TN 37069

THIS INSTRUMENT PREPARED
David W. Kious, Attorney at Law
Three Maryland Farms, Suite 150
Brentwood, TN 37027

SEND TAX BILLS TO:
Craig & Walker Homes, Inc.
807 Sawyer Bend Court
Franklin, TN 37069

Map 173-15.A Parcels 12, 13, 14 & 63

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, MILL RUN, LLC, a Tennessee limited liability company, has this day bargained and sold and does hereby transfer and convey unto CRAIG & WALKER HOMES, INC., a Tennessee Corporation, its successors and assigns, forever, being that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being all of Lot No. 12, 13, 14 & 63 on the Plan of Mill Run, Phase I, of record in Book 11700, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description.

Being a portion of the property conveyed to Mill Run, LLC, a Tennessee Liability Company by deed of record in Book 11443, page 955, said Register's Office.

Subject to restrictive covenants of record in Book 11675, page 472 and Instrument No. 20002150015152; easement for transmission line of record in Book 3933, page 359; sewer easement of record in Book 10448, page 188Register's Office, Davidson County, Tennessee; all matters as shown on the Plan of record in Book 11700, pages 27 and 28, Register's Office, Davidson County, Tennessee.

Together with all the estate and rights of Grantor in the above described property.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and
2. That the Grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this the 11th day of July, 2000.

Mill Run, LLC

G. Allen Patton, Chief Manager

STATE OF TENNESSEE)
:ss
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public, personally appeared G. Allen Patton, who is known to me, or proved to me on the basis of satisfactory evidence, that he is the Chief Manager of Mill Run, LLC and as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Chief Manager.

Witness my hand and official seal this the 11th day of July, 2000.

Notary Public

My Commission Expires: _____

C. E. PICKERING, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004

STATE OF TENNESSEE)
:ss
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $144,200.00.

AFFIANT

Sworn to and subscribed before me this 11th day of July, 2000.

My Commission Expires:

1-31-04

NOTARY PUBLIC

C. E. PICKERING, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004