WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/02 10:23 2pgs
Fees:13.00 Taxes:129.56

20020103-0000865

CHEATHAM COUNTY, TENN. CAROL T. BAKER NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,017.00

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th Day of December, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Craig Company	SAME	Part of 173-83
(NAME) Lot 74, Mill Run	(NAME)	
(ADDRESS) Nashville, TN	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we,*,*hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **The Craig Company** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in ~~Rutherford~~ Davidson County, State of Tennessee, described as follows, to-wit: **Mill Run, LLC

Land in Davidson County, Tennessee, being all of Lot No. 74 on a Final Plat of Mill Run Subdivision, Phase I-A (Cluster Lot Development), A Resubdivision of Mill Run, Phase I, Lot 65, according to the plat thereof, recorded in Book 20010608-0060668, of the Register's Office of DAVIDSON County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Mill Run, LLC, a Limited Liability Co. by Warranty Deed of record in Book 11443, page 955, Register's Office of Davidson County, Tennessee.

Restrictions of record in Book 11675, page 472 and in Instrument No. 200002150015152; Transmission Line Easement in Book 3933, page 359; Easement in Book 10448, page 188; Conveyance of Common Area in Instrument No. 200002170016180; Landscape Agreement in Instrument No. 20010405-0033587; Stormwater Detention Agreement in Instrument No. 20010405-0033586; and, any and all matters as shown on plat of record in Instrument No. 20010608-0060668; all of the Register's Office of Davidson County, Tennessee.

This is unimproved (X)
improved( ) property, known as Lot 74, Mill Run Nashville TN

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 27th Day of December, 2001.

Mill Run, LLC

BY: R Bradley Smith Vice Pres.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) ss:

Before me, the undersigned of the state and county aforesaid, personally appeared R. Dudley Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Mill Run, LLC, the within named bargainor, and that he as such Vice President as duly authorized executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Vice President.

Witness my hand and official seal this 27th day of December, 2001.

Carol T. Baker My Commission Expires: 1/26/05

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.