This Instrument Was Prepared By:

Hugh W. Entrekin, Atty.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $150,050.00.

Joshua D Torrence
Affiant

Subscribed and sworn to before me,
This 27th day July, 2004.

Notary Public

My Commission Expires: 3.6.

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN My Comm. Exp. March 6, 2006

Davidson County DEEDWARR
Recvd: 08/05/04 10:33 2pgs
Fees:13.00 Taxes:555.19
20040805-0094183

Address New Owner	Send Tax Bills to:	Map-Parcel
Joshua D. Torrence 8029 Maggie Court Antioch, TN 37013	CTX Mortgage Company P.O. Box 199114 Dallas, TX 75219-9114	182-6-A-154.00

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 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 Joshua D. Torrence and Hillary Torrence Husband and Wife, 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. 151 on the Plan of Old Hickory Hills, Phase Two, Section two, of record in Instrument No. 20040122-0008453, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to The Craig Company by deed from Old Hickory Hills of record in Instrument No. 20040213-0017310, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for the year 2004 and subsequent years
2. All matters set forth in Plat of record in Instrument No. 20040122-0008453, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Instrument No. 20020116-0006750; By Laws of record in Instrument No. 20020116-0006750 and Charter of the Homeowner's Association of record in Book 20020123-0009417, Register's Office for Davidson County, Tennessee.
4. Storm Water Detention Agreements of record in Instrument No. 20010306-0021333 and Instrument No. 20030226-0025749, Register's Office for Davidson County, TN.
5. Easements of record in Instrument No. 20001030-0107214 and Inst. No. 20020123-0009339, Register's Office for Davidson County, Tennessee.
6. Boundary Plat of record in Book 11190, Page 65 and Rights of Adjoining Owners of record in Book 6013, Page 187, Register's Office for Davidson County, Tennessee.

This is improved property known as 8029 Maggie Court 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 27th day of July, 2004

The Craig Company, a Tennessee Corporation

By: _____
Corey Craig, Vice President

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 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 Franklin, Tennessee, this 27th day of July, 2004.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 6, 2006

PHILIP DAVIS ALEXANDER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY