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 $167,700.00.

Affiant

Subscribed and sworn to before me, this 29th day July, 2004.

Notary Public

My Commission Expires: 11-25-06

Davidson County DEEDWARR
Recvd: 08/13/04 15:37 2pgs
Fees:13.00 Taxes:620.49
20040813-0098454

STEPHANIE M. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. Nov. 25, 2006

Address New Owner	Send Tax Bills to:	Map-Parcel
Lauren Duncan	CTX Mortgage Company	173-15-A-69
165 Claybrook Lane	P.O. Box 199114	
Antioch, TN 37013	Dallas, TX 75219	

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 pesents does transfer and convey unto Lauren Duncan, unmarried, 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. 69 on the final Plat of Mill Run Subdivision, Phase 1A (Cluster Lot Development), as shown by plat appearing of record in Instrument Number 20010608-0060668, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a portion of the same property conveyed to The Craig Company by deed from Mill Run, LLC a Tennessee Limited Liability Company of record in Instrument No. 20020924-0116168, 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. 20010608-0060668, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Book 11675, Page 472 amended in Instrument No. 20000215-0015152, Instrument No. 20021121-0144876 and Instrument No. 20020701-0079016, Register's Office for Davidson County, Tennessee.
4. Charter for Homeowner's Association of record in Instrument No. 19991207-0300674; By-Laws of record in Book 11675, Page 497, Register's Office for Davidson County, Tennessee.
5. Greenway Easement of record in Instrument No. 20011024-0116286; Storm water Detention Agreement of record in Instrument No. 20010405-0033586; Blanket Sewer Easement in Book 10448, Page 188 and Transmission Line Easement of record in Book 3933, Page 359, Register's Office for Davidson County, Tennessee.
6. Landscape Agreement of record in Instrument No. 20010405-0033587, Register's Office for Davidson County, Tennessee.

This is improved property known as 165 Claybrook Lane Antioch, TN 37013

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee 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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of July, 2004

The Craig Company, a Tennessee Corporation

By: Randall B. Smith 7/29/04
Randall B. Smith, President

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 President of The Craig Company, the within named bargainor, and that he as such 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 President.

Witness my hand, at Franklin, Tennessee, this 29th day of July, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.6.06

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