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 $112,230.00.

Affiant

Subscribed and sworn to before me
This 5th day August, 2004.

Notary Public

My Commission Expires: 3-9-

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

Davidson County DEEDWARR
Recvd: 08/19/04 14:49 2pgs
Fees:13.00 Taxes:415.25

20040819-0100493

Address New Owner	Send Tax Bills to:	Map-Parcel
Matthew P. Rice 1515 Bridgecrest Drive #217 Antioch, TN 37013	Countrywide Home Loans P.O. Box 10212 Van Nuys, CA 91410-0212	149 15 O B 015

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 Matthew P. Rice, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 217 on the plan of Cambridge Forest Townhomes of record in Instrument No. 20020213-0018958 and Revised in Instrument No. 20020710-0083055 and Instrument No. 20040224-0020966, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Craig Company, a Tennessee Corporation by Quitclaim Deed from Builders Investment Company of New Mexico, LTD., Co. of record in Instrument No. 20031009-0150128, 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. 20020213-0018958 and Revised in Instrument No. 20020710-0083055 and Instrument No. 20040224-0020966, and Plat Book 6900, Pages 561 and 562 Register's Office for Davidson County, Tennessee and Plan of record in Plan Book 3, Page 26, Chancery Court for Davidson County, Tennessee.
3. Restrictive Covenants of record in Instrument No. 20030806-0112013; Charter for the Homeowner's Association of record in Book 10343, Page 769, Register's Office for Davidson County, Tennessee.
4. Telephone Easement of record in Book 1207, Page 529, Register's Office for Davidson County, Tennessee; Right of Way Easement of record in Book 1147, Page 148; Sewer Easement of record in Book 8795, Page 158 and Storm Water Detention Agreement of record in Book 7632, Page 962, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1515 Bridgecrest Drive #217 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, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 5th day of August, 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 Brentwood, Tennessee, this 5th day of August, 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