Davidson County DEEDWARR
Recvd: 09/17/04 14:27 2pgs
Fees:13.00 Taxes:459.76

20040917-0112336

This Instrument Was Prepared By:

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

Return to:
Mooreland Title Company, L.L.C.
700 Craighead Street
Suite 107
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $124,260.00.

Jan M. Porterfield
Affiant

Subscribed and sworn to before me, This 7th day September, 2004

Notary Public

My Commission Expires: 3-[illegible]-06

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

Address New Owner	Send Tax Bills to:	Map-Parcel
Jan M. Porterfield	Countrywide Home Loans	149-15-0-B-052
1515 Bridgecrest Drive #302	P.O. Box 10212	
Antioch, TN 37013	Van Nuys, CA 91410-0212	

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 Jan M. Porterfield, unmarried and Franklin Delano Porterfield and wife, Elaine Jodene Porterfield, as tenants in common with the right of survivorship 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. 302 on the Plan of Cambridge Forest Townhomes, of record in Instrument No. 20040224-0020966, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Craig Company by Quitclaim Deed from Builders Investment Company of New Mexico, LTD., Co. of record in Instrument No. 20040917-0112335 and by deed from Craig Investment Group, LLP of record in Instrument No. 20031106-0163363, 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. 20040224-0020966, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Instrument No. 20030806-0112013, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1515 Bridgecrest Drive, #302 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, it's 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 7th day of September, 2004

The Craig Company, a Tennessee Corporation

By:_____
Corey Craig, Vice President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared the within named Corey Craig, with whom I am personally acquainted, and who upon his oath, acknowledged himself to be the Vice President of The Craig Company, the bargainor, a Tennessee Corporation, and that he as such Vice President, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Corporation by himself as such Vice President.

Witness my hand, at Nashville, Tennessee, this 7th day of September, 2004.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 6, 2006

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