Davidson County DEEDWARR
Recvd: 09/24/04 10:06 3pgs
Fees:18.00 Taxes:121.14

20040924-0115364

THIS INSTRUMENT PREPARED BY:

Hugh W. Entrekin

MOORELAND TITLE COMPANY, LLC

700 Craighead Street, Suite 107

Nashville, Tennessee 37204

(615) 386-8312

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $32,740.00

AFFIANT

Subscribed and sworn to before me, this 21st day of September, 2004.

NOTARY PUBLIC

My Commission Expires: 7-19-08

Address New Owners as Follows:
The Craig Company
~~390 Mallory Station Road~~
~~Franklin, TN 37067~~

Send Tax Bills To:
Same
7123 Crossroad Blvd.
Brentwood, TN 37027

Map-Parcel Number:
173-15-A-113.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

MILL RUN, LLC., A TENNESSEE LIMITED LIABILITY COMPANY ("Grantor") does hereby bargain, sell, transfer and convey unto THE CRAIG COMPANY ("Grantee") its successors and assigns, property located in Nashville, Davidson County, Tennessee and more particularly described as follows

Land in Davidson County, Tennessee, being Lot No. 113 on the Final Plat of Mill Run Subdivision, Phase 2, (Cluster Lot Development), as of record in Instrument No. 20011009-0109754, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Mill Run, LLC., a Tennessee Limited Liability Company by deed of record in Book 11443, Page 955, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on Exhibit A attached hereto.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to THE CRAIG COMPANY, its successors and assigns, forever.

AND MILL RUN, LLC., A TENNESSEE LIMITED LIABILITY COMPANY does hereby covenant with THE CRAIG COMPANY that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND MILL RUN, LLC., A TENNESSEE LIMITED LIABILITY COMPANY does further covenant and bind itself, its heirs, representatives and assigns to warrant and forever defend the title to said land to THE CRAIG COMPANY, its successors and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 21st day of September, 2004.

Mill Run, LLC., a Tennessee Limited Liability Company

By: _____
G. Allen Patton, Chief Manager
Lot No. 113

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. Allen Patton, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of Mill Run, LLC., the bargainor, a Tennessee Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Tennessee Limited Liability Company by himself as such Chief Manager.

WITNESS my hand and official seal at Nashville, Tennessee, on this 21 day of September, 2004.

_____
NOTARY PUBLIC

My Commission Expires: 7-19-08

LAURA SHOUN
NOTARY PUBLIC AT LARGE

EXHIBIT A
Permitted Encumbrances

1. County Taxes for subsequent years.

2. All matters set forth in Instrument No. 200110090109754, Register's Office for Davidson County, Tennessee.

3. Declarations of Covenants, Conditions and Restrictions of record in Book 11675, Page 472, amended in Instrument No. 200002150015152, and further amended in Instrument No. 200207010079016 and Instrument No. 200211210144876, Register's Office for Davidson County, Tennessee.

4. By-Laws of record in Book 11675, Page 497, Register's Office for Davidson County, Tennessee.

5. Transmission Line Easement of record in Book 3933, Page 359, Register's Office for Davidson County, Tennessee.

6. Easement for Sanitary Sewers of record in Book 10448, Page 188, Register's Office for Davidson County, Tennessee.

7. Landscape Agreement of record in Instrument No. 200104050033587, Register's Office for Davidson County, Tennessee.

8. Storm Water Detention Agreement of record in Instrument No. 200104050033586, Register's Office for Davidson County, Tennessee.

9. Agreement for Grant of Easement of record in Instrument No. 200110240116286, Register's Office for Davidson County, Tennessee.

10. Quit Claim to HOA of record in Instrument No. 200112190139981, Register's Office for Davidson County, Tennessee.