Davidson County DEEDWARR
Recvd: 09/24/04 15:47 2pgs
Fees:13.00 Taxes:702.91
20040924-0115780

This Instrument Was Prepared By:

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

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $189,975.00.

Affiant

Subscribed and sworn to before me, This 20th day September 2004.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 2-19-08

Address New Owner	Send Tax Bills to:	Map-Parcel
Mercedes L. Martinez 149 Claybrook Lane Antioch, TN 37013	New Owner	173-15-A-142

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 Mercedes L. Martinez and Manuel E. Rodriguez, married, 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. 65 on the plan of Mill Run Subdivision, Phase 1A, (Cluster Lot Development), of record in Instrument No. 20010608-0060668, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to The Craig Company by deed from Mill run, LLC of record in Instrument No. 20020426-0051872, 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. Restrictive Covenants of record in Book 11675, Page 472, amended in Instrument No. 20000215-0015152, Instrument No. 20021121-0144876 and Instrument No. 20020701-0079016; By-Laws of record in Book 11675, Page 497; Charter of the Homeowners Association of record in Instrument No. 19991207-0300674, Register's Office for Davidson County, Tennessee.
4. Greenway Easement of record in Instrument No. 20011024-0116286, Register's Office for Davidson County, Tennessee.
5. Storm Water Detention Agreement of record in Instrument No. 20010405-0033586, Register's Office for Davidson County, Tennessee.
6. Landscape Agreement of record in Instrument No. 20010405-0033587, Register's Office for Davidson County, Tennessee.
7. Blanket Sewer Easement of record in Book 10448, Page 188; Transmission Line Easement of record in Book 3933, Page 359, Register's Office for Davidson County, Tennessee.

This is improved property known as: 149 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 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 20th day of September, 2004

The Craig Company, a Tennessee Corporation

By:_____
Corey Craig, Vice President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Laura Slaw, 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 20th day of September, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-19-08

LAURA SLAUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.