Davidson County DEEDWARR
Recvd: 05/11/05 08:37 2 pgs
Fees:13.00 Taxes:441.13

20050511-0052984

This Instrument Was Prepared By:

Hugh W. Entrekin, Atty.
7123 Crossroads Boulevard
Suite A
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $119225.00.

Affiant

Subscribed and sworn to before me, This 4th day May, 2005.

LINDA SHOUP NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7-19-08

Address New Owner	Send Tax Bills to:	Map-Parcel
Jeffrey Hutcherson	CTX Mortgage Company	149-15-0-B-26
1515 Bridgecrest Drive #106	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 presents does transfer and convey unto Jeffery Hutcherson, 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 Unit No. 106 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 a portion of the same property conveyed to The Craig Company by 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 2005 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, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Instrument No. 20030806-0112013, Register's Office for Davidson County, Tennessee; Charter of the HOA of record in Book 10343, Page 769, Register's Office for Davidson County, Tennessee.
4. Easements of record in Book 1207, Page 529; Book 1147, page 148; Book 6881, Page 320; Book 7453, Page 445; Book 8795, page 158; Storm Water Detention Agreement of record in Book 7632, Page 962, Register's Office for Davidson County, Tennessee.
5. All matters shown on plat of record in Plat Book 6900, Pages 561 and 562 and Book 3, Page 26, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1515 Bridgecrest Drive #106 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, it's 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 4th day of May, 2005

The Craig Company, a Tennessee Corporation

By:_____
Corey Craig, Vice President

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Laura Shaun, 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 4th day of May, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-19-08

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.