This Instrument Was Prepared By:

Hugh W. Entrekin, Atty.
7123 Crossroads Blvd.
Suite A
Brentwood, Tennessee 37207

Davidson County DEEDWARR
Recvd: 05/27/05 15:44 2 pgs
Fees:13.00 Taxes:480.26
20050527-0060404

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $129,800.00.

Affiant

Subscribed and sworn to before me, This 20th day of May 2005.

Notary Public

My Commission Expires: 7-19-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner	Send Tax Bills to:	Map-Parcel
Marques L. Bradshaw 1515 Bridgecrest Drive, # 415 Antioch, TN 37013	CTX Mortgage PO Box 199184 Dallas TX. 75219-9114	149-150-B-07800

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 Marques L. Bradshaw, 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. 415 on the Final Revised Plat Plan of Cambridge Forest Townhomes,of record in Instrument No. 20040224-0020966, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to The Craig Companyby Quitclaim Deed from Craig Investment Group, LLP., as of record in Instrument No. 20040726-0088908, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County Taxes for the year 2005 and all subsequent years.
2. All matters set forth in plat of record in instrument No. 20040224-002966, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Instrument No.20030806-0112013, Register's Office for said County.; Charter for The Home Owner's Association of record in Book 10343, Page 769, Register's Office for said County.
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; Stormwater Detention Agreement of record in Book 7632, Page 962, Register's Office for Davidson County, Tennessee.
5. All matters shown on the plat of record in Plat Book 6900, Pages 561 and 562; in Instrument No.20020213-0018958 and in Book 3, Page 26, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1515 Bridgecrest Drive, Unit # 415, 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 20th day of May, 2005.

The Craig Company, a Tennessee Corporation

By: _____
Corey Craig, Vice President

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Laura Shoun, 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 Corporation by himself as such Vice President.

Witness my hand, at Nashville, Tennessee, this 20th day of May, 2005.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-19-08

LAURA SHOUN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.