This Instrument Was Prepared By:

Hugh W. Entrekin, Atty.
7123 Crossroads Blvd.
Suite A
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 09/12/05 14:24 2 pgs
Fees:13.00 Taxes:630.85

20050912-0109535

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $170,500.00.

Affiant

Subscribed and sworn to before me
This 31st day of August, 2005.

Notary Public

My Commission Expires:

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. Nov. 25, 2006

Address New Owner	Send Tax Bills to:	Map-Parcel
Josh Maxwell 2727 Bison Court Antioch, TN 37013	CTX Mortgage P.O. Box 199114 Dallas, TX 75219	174-00-0 17

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 Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, The Craig Company hereinafter called the Grantor, has bargained and sold, and by these presents doestransfer and convey unto Josh Maxwell and wife, Autumn Maxwell, 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.220 on the Final Plat of Cane Ridge Farms, Phase Six, Section One as shown by plat appearing of record in Instrument No. 20050209-0015098, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to The Craig Company, Inc., by Warranty Deed from Cane Ridge Farms, LLC., dated August 12, 2003 and filed of record on September 3, 2003 in Instrument No. 20050415-0041971, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for the year 2005 and all subsequent years a lien, not yet due and payable.
2. Subject to all matters contained in Restrictive Covenants of record in Instrument No. 20000905-0087103, Amended in Instrument Nos. 20001204-0119093; 20010815-0088370 and in Instrument No. 20040319-003160, Register's Office for Davidson County, Tennessee.
3. Subject to By-Laws of record in Instrument No. 20000905-0087103, Register's Office for Davidson County, Tennessee.
4. Subject to Charter of Homeowner's Association of record in Instrument No. 20010815-0088360, Register's Office for said County.
5. Subject to Restriction Amendment of record in Instrument No. 20041102-0131848,

Register's Office for said County.

6. Subject to Easement for Right-of-Way granted to USA of record in Book 4428, Page 565, Register Office for said County.
7. Subject to Easement for Right-of-Way to Metropolitan Government as of record in Book 5078, Page 476, Register's Office for said County.
8. Subject to Conveyance of Open Space to Homeowner's Association of record in Instrument No. 20010815-0088361, Register's Office for said County.
9. Subject to Transmission Line Easement of record in Book 4420, Page 36 and in Book 4428, Page 565, Register's Office for said County.
10. Subject to Utility Easement of record in Book 5078, Page 476, Register's Office for said County.
11. Subject to Sanitary Sewer and Drainage Easement as of record in Instrument No. 20010300-1072141, Register's Office for Davidson County, Tennessee.
12. Subject to Easement to United Telephone Company of record in Instrument No. 20020123-0009340.
13. Subject to all matters set forth in Plat of record in Instrument No. 20030721-0101773, Register's Office for Davidson County, Tennessee.

This is improved property known as 2729 Bison Court 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, its 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 31st day of August, 2005.

The Craig Company

By: _____
Corey Craig

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Stephanie Dunn, 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 Craig Company by himself as such Vice President.

Witness my hand, at Brentwood Tennessee, this 31st day of August, 2005.

STEPHANIE M. DUNN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY My Comm. Exp. Nov

_____ NOTARY PUBLIC

11.25.06 MY COMMISSION EXPIRES