This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh W. Entrekin, Atty.
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer $129,900.00

Affiant

Subscribed and sworn to before me, this 13th day of April, 2006.

Notary Public

My Commission Expires: 1-20-10

LINDA J. OTT
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/25/06 15:18 2 pgs
Fees:13.00 Taxes:480.26

20060425-0047396

File No. 062370

Address New Owner
Martha I. Martinez
1515 Bridgecrest Drive, #102
Antioch, TN 37013

Send Tax Bills to:
CTX Mortgage
801 94th Ave., N., Ste 100
St. Petersburg, FL 33702

Map-Parcel
149-15-0-B 024

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, a Tennessee Corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Martha I. Martinez, unmarried and Zabadin Martinez and wife, Martha N. Martinez, as joint tenants with right of survivorship,** 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 all of Unit 102 on the Final Plat of Cambridge Forest Townhomes, as shown by the plat appearing of record in Instrument No. 20040224-0020966, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part 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. Said property being previously conveyed to Builders Investment Company of new Mexico, Ltd. Co., a New Mexico limited liability company by deeds from Craig Investment Group, LLP of record in Instrument No. 20020618-0072668, Instrument No. 20020618-0073669, Instrument No. 20021003-0120738, Instrument No. 20021227-0159334 and Instrument 20030403-0044089, said Register's Office.

This conveyance in made subject but not limited to the following:

- Subject to Restrictive Covenants of record in Instrument No.20030806-0112013, said Register's Office.
- Subject to all matters on plan of record in Instrument No. 20040224-0020966, Register's Office for said County.
- Subject to Easements of record in Book 1207, Page 529; Book 1147, Page 148; Book 6881, Page 320; Book 7453, Page 445 and Book 8795, Page 158, said Register's Office.
- Subject to Charter for the Homeowner's Association of record in Book 10343, Page 769, said Register's Office.

This is improved property known as: 1515 Bridgecrest Drive, #102, 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

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 13th day of April, 2006.

The Craig Company

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 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 Brentwood, Tennessee, this 13th April, 2006.

Notary Public

My Commission Expires: 1-20-10

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY TENN.