File Box 30

Davidson County DEEDWARR
Recvd: 02/06/07 16:07 3 pgs
Fees:18.00 Taxes:421.35

20070206-0015793

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
MOORELAND TITLE COMPANY, LLC
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238
(615) 782-0098

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $113,879.00

Linda Bates
AFFIANT

Subscribed and sworn to before me, this 25th day of January, 2007.

Jennifer Marie Crowell
NOTARY PUBLIC

My Commission Expires:

JENNIFER MARIE CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Address New Owners as Follows:
The Craig Company
7123 Crossroads Blvd.
Suite C
Brentwood, Tennessee 37027

Send Tax Bills To:
SAME

Map-Parcel Number:
P/O 186-21.00 (Dav. County)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Burkitt Place Development, LLC, a Tennessee Limited Liability Company ("Grantor") does hereby bargain, sell, transfer and convey unto **The Craig Company, a Tennessee Corporation** ("Grantee") its successors, representatives and assigns, property located in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 167, on the Final Plat of Burkitt Place, Phase 1A, Section 2, as of record in Instrument No. 20060315-0029571, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048556, Register's Office for Davidson County, Tennessee.

AND:

Land in Davidson County, Tennessee, Being Lot No. 141, on the Final Plat of Burkitt Place, Phase 1B, Section 1, as of record in Instrument No. 200601109-0139669, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Burkitt Place Development, LLC, by deed of record in Instrument No. 20050816-0096916 and Instrument No. 20050816-0096917, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to THE CRAIG COMPANY, its successors, representatives and assigns, forever.

AND BURKITT PLACE DEVELOPMENT, LLC does hereby covenant with THE CRAIG COMPANY, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND BURKITT PLACE DEVELOPMENT, LLC does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to said land to THE CRAIG COMPANY, its successors, representatives and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

Note: The 2007 property taxes shall be prorated and paid by the Grantee.

This is (X) unimproved ( ) improved property known as: Lot No. 167 –Burkitt Place Subdivision, Phase 1A, Section 2 & Lot No. 141 – Burkitt Place Subdivision, Phase 1B, Section 1, Nashville, TN

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 25th day of January, 2007.

Burkitt Place Development, LLC

By: _____
G. Allen Patton, Chief Manager

Lot No. 167 – Burkitt Place, Phase 1A, Section 2
Lot No.141 – Burkitt Place, Phase 1B, Section 1
Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. Allen Patton, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of Burkitt Place Development, LLC, the bargainor, a Tennessee Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Burkitt Place Development, LLC by himself as such Chief Manager.

WITNESS my hand and official seal at Brentwood, Tennessee, on this 25th day of January, 2007.

_____
NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Permitted Encumbrances

1. All matters shown on the plat of record in Instrument No. 20060315-0029572, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048556, Register's Office for Davidson County, Tennessee.

2. All matters shown on the plat of record in Instrument No. 20061109-0139669, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Instrument No. 20060306-0025388, Register's Office for Davidson County, Tennessee.

4. Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.

5. Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.

6. PUD Boundary Plat of record in Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.

7. 2007 property taxes, a lien, not yet due and payable.