PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(dm) Title No: 48583
Dav. Co. File: Box 8

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 04/26/07 13:46 2 pgs
Fees:13.00 Taxes:587.93
20070426-0049973

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joseph Michael Craton Linda G. Craton 1404 Hunters Branch Road Antioch, Tennessee 37013	CTX Mortgage Company, LLC P. O. Box 199114 Dallas, TX 75219-9114

TAX MAP-PARCEL NUMBERS: 172080A08800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$158,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Emery and spouse, Jennifer Emery**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Joseph Michael Craton and spouse, Linda G. Craton** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Hunter's Branch Section Two-C of record in Book 6900, page 582 Register's Office for said County.

Said Lot No. 88 fronts 70.35 feet on the broken southerly margin of Hunter's Branch Road and extends back 135.48 feet on the southeasterly line and 134.94 feet on the northwesterly line to a dead line in the rear, measuring 58.00 feet thereon.

Being the same property conveyed to John Emery and wife, Jennifer Emery by deed from Ray Zoroufie and wife, Terri Zoroufie of record in Doc. No. 20040601-0063853, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 582, said Register's Office, which Plan shows a 25 foot minimum building setback line from Hunter's Branch Road together with a designated building site, and 10 foot easement for public utility purposes along the front line(s); A 20 foot public utility and telephone easement located on the rear line of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 6607, page 7, Book 6632, page 429, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1404 Hunters Branch Road, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of April, 2007.

John Emery

Jennifer Emery

State of TENNESSEE
County of DAVIDSON

On this 20th day of April, 2007, before me the undersigned authority, personally appeared John Emery and Jennifer Emery, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

JUDY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $158,900.00.

Affiant

Sworn and subscribed before me this the 20th day of April, 2007.

My Commission Expires: _____

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

Notary Public