This Instrument Was Prepared By:
Mooreland Title Company, LLC
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $149,900.00.

Kristine Palmer
Affiant

Subscribed and sworn to before me, this 29th day of May, 2008.

Linda J. Ott
Notary Public

My Commission Expires: 1-30-10

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

Davidson County DEEDWARR
Recvd: 06/04/08 09:19 2 pg
Fees:13.00 Taxes:554.63
20080604-0056965

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Michelle McGruder	CTX Mortgage Company	149-15-B-27.00CO
1515 Bridgecrest Drive, #109 Antioch, TN 37013	PO Box 199114 Dallas, TX 75219-9114	

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 does transfer and convey unto **Michelle McGruder,** hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 109 on the Final Plat of Cambridge Forest Townhomes, as shown by plat appearing of record in Instrument No. 20020213-0018958 and as amended in Instrument No. 20020710-0083055, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to The Craig Company be deed from Builders Investment Company of New Mexico, Ltd., Co., dated Sept. 29, 2003, of record in Instrument No. 20031009-0150128, Register's Office for Davidson County, Tennessee..

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

1. Subject to Restrictive Covenants of record in Instrument No.20030806-0112013, said Register's Office for Davidson, Tennessee.
2. Subject to all matters on plan of record in Instrument No. 20020213-0018958 and amended in Instrument No. 20020710-0083055 , said Register's Office for Davidson County, Tennessee.
3. 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, Register's Office for Davidson County, Tennessee.
4. Subject to Stormwater Detention Agreement of record in Book 7632, Page 962, Register's Office for Davidson County, Tennessee.
5. Subject to Charter for the Homeowner's Association of record in Book 10343, Page 769, Register's Office for Davidson County, Tennessee.
6. All assessments and taxes due in 2008 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 1515 Bridgecrest Drive, #109, 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, have 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 heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of May, 2008.

The Craig Company

By: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, 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, 29th day of May, 2008.

Linda J. Ott
NOTARY PUBLIC

My Commission Expires: 1-20-10

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