This Instrument Was Prepared By:
Gerald G. Patterson, Esq.
Trabue, Sturdivant & DeWitt
The Paddock I, C-12
229 Ward Circle
Brentwood, TN 37027

Address New Owner(s):
River Trace Homeowners' Association, Inc.
c/o Cross Properties
1749 Mallory Lane
Brentwood, TN 37027

Send Tax Bills to:
New Owner

Tax Information:
Part of Map: 59
Parcel: 9
Field Book: 3D-51200
and
Part of Map: 62-2
Parcel: 14
Field Book: 3D-50597

WARRANTY DEED

BOOK 7907 PAGE 168

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CROSS PROPERTIES, a Tennessee general partnership (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to RIVER TRACE HOMEOWNERS' ASSOCIATION, INC. (the "Grantee"), its successors, heirs and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is unimproved property known as the Open Space for River Trace Estates Subdivision, Phase I, Sections I, II, and III, as shown on the Plan of River Trace Estates Subdivision, Phase I, Sections I, II and III, as of record, respectively, in Plat Book 6250, page 996, Plat Book 6900, pages 158-159, and Plat Book 6900, page 715, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors, heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of July, 1989.

CROSS PROPERTIES,
a Tennessee general partnership

By: Caroline J. Cross
Caroline J. Cross,
Managing Partner

5516

AUG 4 9 24 AM '89

2574 08/04 0101 03CHECK 221.98

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Caroline J. Cross, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is Managing Partner of Cross Properties, a Tennessee general partnership, the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of July, 1989.

Rosemary P. Smithson
Notary Public

My Commission Expires: 8/26/91

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $ 60,600.

Caroline J. Cross
Affiant

Subscribed and sworn to before me, this 24 day of July, 1989.

Rosemary P. Smithson
Notary Public

My Commission Expires: 8/26/91

TRACT I

BEGINNING at an iron pin at the southeast corner of the River Trace Estates Subdivision, Section I, as recorded in Plat Book 6250, page 996, Register's Office for Davidson County, Tennessee;

THENCE, with the north line of Pennington Bend Estates, as recorded in Deed Book 5210, page 243, Register's Office for Davidson County, Tennessee, North 70°13'00" West, 172.56 feet to an iron pin;

THENCE, with the east line of Lot 15-B of the aforesaid River Trace Estates, North 19°45'09" East, 190.23 feet to an iron pin on the southern right-of-way line of Paddle Wheel Drive;

THENCE, with said right-of-way line, South 70°14'51" east, 121.48 feet to an iron pin;

THENCE, with the west line of Margaret Wood McHan, as recorded in Deed Book 5436, page 419, Register's Office for Davidson County, Tennessee, South 04°43'45" West, 197.06 feet to the POINT OF BEGINNING, containing 0.64 acres, more or less.

TRACT II

Beginning at the northeasterly terminus of Paddle Wheel Drive, as shown on the Plat of River Trace Estates Subdivision, Section I, as recorded in Plat Book 6250, page 996, Register's Office for Davidson County, Tennessee;

THENCE, with said right-of-way, South 70°14'51" East, 143.94 feet to an iron pin;

THENCE, with the east line of Lot 17-A of the aforesaid River Trace Estates, North 19°45'09" East, 124.36 feet to an iron pin;

THENCE, South 80°28'47" East, 107.16 feet to an iron pin on the west line of the Margaret Wood McHan tract, as recorded in Deed Book 5436, page 419, Register's Office for Davidson County, Tennessee;

THENCE, with the west line of McHan, South 04°43'45" West, 148.47 feet to the POINT OF BEGINNING, containing 0.39 acres, more or less.

TRACT III

BEGINNING at an iron pin at the southwest corner of Lot #163 of the River Trace Estates Subdivision, Section II, as recorded in Plat Book 6900, page 158, Register's Office for Davidson County, Tennessee, and being the southeast corner of the following described common space;

THENCE, North 80°28'47" West, 36.56 feet to an iron pin; being the southeast corner of Lot 165;

THENCE, with the east line of Lot 165, North 08°57'10" West, 134.32 feet to an iron pin on the southern right-of-way line of Paddle Wheel Court;

THENCE, with said right-of-way along the arc of a curve to the left 35.16 feet, said curve having a radius of 50.00 feet, a central angle of 40°17'11" and a chord bearing and distance of South 81°47'10" East, 34.44 feet to an iron pin, being the northwest corner of Lot 164;

THENCE, with the West line of Lot 164, South 11°55'45" East, 118.01 feet to an iron pin;

THENCE, south 04°43'45" West, 18.41 feet to the POINT OF BEGINNING, containing 0.11 acres, more or less.

TRACT IV

BEGINNING at an iron pin on the southern right-of-way line of Steamboat Court at the northwest corner of Lot 150 of River Trace Estates Subdivision, Section II, as recorded in Plat Book 6900, page 158, Register's Office for Davidson County, Tennessee;

THENCE, with the west line of Lot 150 and Lot 158, South 08°47'10" East, 379.23 feet to an iron pin;

THENCE, South 08°21'14" West, 30.00 to an iron pin on the northern right-of-way of Paddle Wheel Court;

THENCE, with said northern right-of-way 37.00 feet along the arc of a curve to the left, said curve having a radius of 50.00 feet, a central angle of 24°23'43" and a chord bearing and distance of South 77°09'22" West, 36.16 feet to an iron pin;

THENCE, leaving said right-of-way, North 08°57'10" West, 420.65 feet along the east lines of Lots 151 thru 157 to an iron pin on the southern right-of-way line of Steamboat Court;

THENCE, with said right-of-way 40.44 feet along the arc of a curve to the right, said curve having a radius of 187.34 feet, a central angle of 12°22'05" and a chord bearing and distance of South 86°48'33" East, 40.36 feet to an iron pin;

THENCE, South 80°37'31" East, 5.84 feet to the POINT OF BEGINNING, containing 0.42 acres, more or less.

TRACT V

BEGINNING at an iron pin on the southern right-of-way line of Delta Queen Drive at the

northwest corner of Lot 128 of River Trace Subdivision, Section II, as recorded in Plat Book 6900, page 159, Register's Office for Davidson County, Tennessee;

THENCE, leaving Delta Queen Drive, South 17°10'18" West, 66.14 feet to an iron pin;

THENCE, South 08°57'10" East, 126.82 feet to an iron pin;

THENCE, with the South line of Lot #128, South 72°49'42" East, 22.27 feet to an iron pin on the south line of Lot 127, also being the northwest corner of Lot 140;

THENCE, with the West line of Lot 140, South 08°57'10" East, 223.22 feet to an iron pin, on the northern right-of-way line of Steamboat Court, said point also being the southwest corner of Lot 140;

THENCE, with the northern right-of-way line of Steamboat Court, 45.80 feet along the arc of a curve to the left, said curve having a radius of 237.34 feet, a central angle of 11°03'21", and a chord bearing and distance of North 88°43'27" West, 45.73 feet to an iron pin, being the southeast corner of Lot 139;

THENCE, with the east line of Lots 129 thru 139, North 08°57'10" West, 437.65 feet to an iron pin on the southern right-of-way line of Delta Queen Drive;

THENCE, with the said right-of-way South 72°49'42" East, 60.28 feet to the POINT OF BEGINNING, containing 0.38 acres, more or less.

TRACT VI

BEGINNING at an iron pin on the northern right-of-way line of Delta Queen Drive at the southeast corner of Lot 110 of River Trace Re-Subdivision, Section II, as recorded in Plat Book 6900, page 741, Register's Office for Davidson County;

THENCE, with the East line of Lot 110, North 03°59'34" East, 180.31 feet to an iron pin on the South line of Lot 106;

THENCE, with the South line of Lot 106, North 80°25'18" East, 21.18 feet to an iron pin being the Southeast corner of Lot 106;

THENCE, with the East line of said Lot 106, North 08°57'10" West, 17.93 feet to a concrete monument;

THENCE, leaving the east line of Lot 106, South 72°49'42" East, 111.23 feet to an iron pin;

THENCE, South 17°10'18" West, 195.00 feet to an iron pin on the northern right-of-way line of Delta Queen Drive;

THENCE, with said right-of-way North 72°49'42" West, 27.50 feet to a concrete monument;

THENCE, 54.12 feet along the arc of a curve to the left, said curve having a radius of 235.28 feet, a central angle of 13°10'44", and a chord bearing and distance of north 79°25'04" West, 54.00 feet to the POINT OF BEGINNING, containing 0.46 acres, more or less.

TRACT VII

COMMENCING at an iron pin in the easterly right-of-way of River Bend Drive at the northwest corner of Lot #331 of River Trace Estates Subdivision, Section III, as recorded in Plat Book 6900, page 615;

THENCE, with said right-of-way, North 09°34'42" West, 299.79 feet to a point being the northwest corner of Lot #247 of River Trace Estates Subdivision, Section V, not of record;

THENCE, North 80°25'18" East, 176.30 feet to the northeast corner of Lot #247 of the aforesaid Section V;

THENCE, North 52°07'40" East, 72.25 feet to the northeast corner of Lot #249 of aforesaid Section V;

THENCE, South 37°52'20" East, 43.44 feet to the POINT OF BEGINNING;

THENCE, North 16°46'37" East, 162.00 feet to a point;

THENCE, South 72°49'01" East, 441.15 feet to a point;

THENCE, South 17°10'18" West, 161.91 feet to a point on the northern line of Section 5;

THENCE, with said line, North 72°49'42" West, 440.03 feet to the POINT OF BEGINNING, containing 1.64 acres, more or less.

All of the foregoing tracts being part of the same property conveyed to Cross Properties, a Tennessee general partnership, by deed from L. Winston Biggs and wife, Linda I. Biggs, of record in Book 6728, page 757, Register's Office for Davidson County, Tennessee.

1. State and County taxes for the year 1989, a lien but not yet due, and payable.

2. All matters appearing on the Plans of record in Plat Book 6900, pages 158-159, Plat Book 6250, page 996, Plat Book 6900, page 615, and Plat Book 6900, page 741, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for River Trace of record in Book 6851, page 370, as amended in Book 6982, page 747, Register's Office for Davidson County, Tennessee.

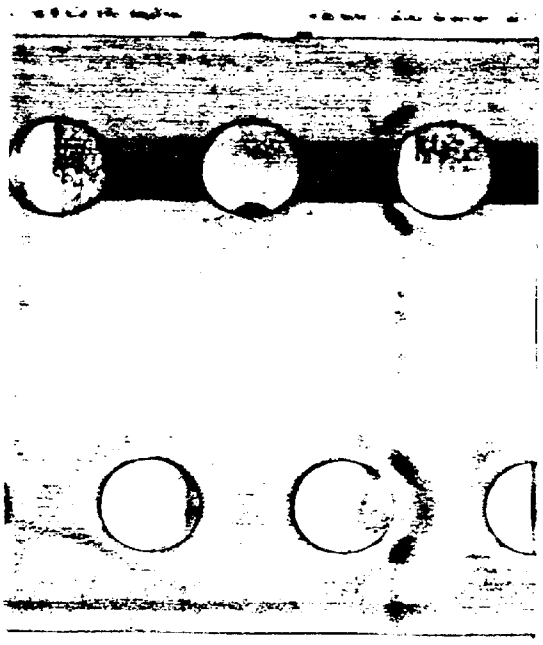
4. By-Laws of River Trace Homeowners' Association, Inc. of record in Book 6851, page 390, Register's Office for Davidson County, Tennessee.

5. Charter of Incorporation of River Trace Homeowners' Association, Inc. of record in Book 6851, page 363, Register's Office for Davidson County, Tennessee.

6. TVA Transmission Line Easement of record in Book 1163, page 341, Register's Office for Davidson County, Tennessee.

7. Easements of record in Book 3959, page 595, Book 202, page 83, Book 6583, page 698, Book 7030, page 798, Book 7296, page 484, Book 7097, page 135, Book 7097, page 144, Book 7097, page 140, and Book 7097, page 149, Register's Office for Davidson County, Tennessee.

8. Terms, conditions and provisions set forth in Agreed Order Releasing Lien Lis Pendens of record in Book 7294, page 803, as amended in Book 7343, page 935, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

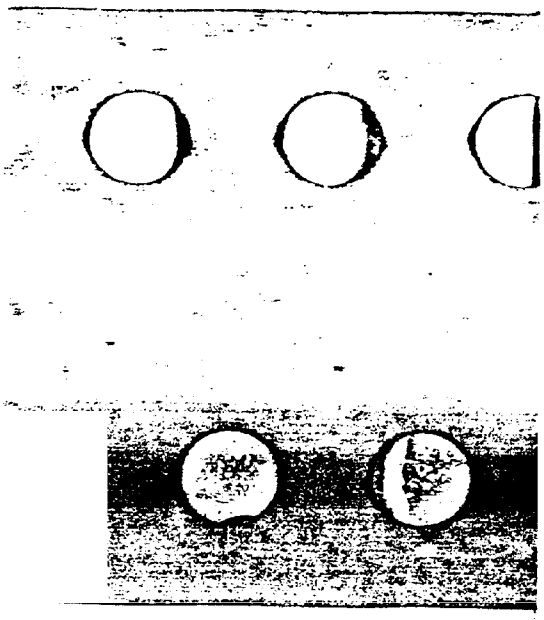
BOOK 7907 PAGE 175

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 60600.00
CON TX 199.98
PRFEE 1.00
TDEED 21.00
TOTAL 221.98
CHECK 221.98

08/04/89 01 09:24 0001 2574



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

VOID
TDEED 21.00-
WDEED 21.00
~~DEAL~~ ~~0.00~~
~~CHECK~~ ~~0.00~~

08/04/89 01 09:25 0001 2576

5.5166

IDENTIFICATION REFERENCE

AUG 4 9 24 AM '89

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENN.

No. 235898