STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,500.00.

Janice E. Larkins
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7th day of July, 2000.

David A. Childress
Notary Public

My Commission Expires: 7/26/2003

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Instr:20000711006848O Page: 1 OF 2
REC'D FOR REC 07/11/2000 9:31:55AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $708.55

ADDRESS NEW OWNER(S) AS FOLLOWS:
Robert S. Larkins and Janice E. Larkins
7725 River Bend Way
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 141-12-0-C-002.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William C. Riddle, Jr. and wife, Mary Lee Riddle,** hereinafter referred to as Grantors, hereby transfer and convey to **Robert S. Larkins and wife, Janice E. Larkins,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of River Bend Estates, of record in Book 6900, pages 504 and 505, and as amended by Surveyor's Correction Deed of record in Book 7465, page 833, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to WILLIAM C. RIDDLE, JR. and wife, MARY LEE RIDDLE by deed from Eugene Collins, unmarried, of record in Book 9924, page 982, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, page 504 and 505 and revised in Book 7465, page 833, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7112, page 481; Book 7308, page 805; Book 7308, page 808; Book 7336, page 15; and Book 7549, page 893, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer of record in Book 4817, page 792, Register's Office for Davidson County, Tennessee.

Easement for Water line of record in Book 6621, page 303, Register's Office for Davidson County, Tennessee.

Easement for TVA of record in Book 4581, page 307, Register's Office for Davidson County, Tennessee.

Easement for Storm Water Detention of record in Book 7278, page 822, Register's Office for Davidson County, Tennessee.

Homeowners' Association Charter of record in Book 7347, page 636, Register's Office for Davidson County, Tennessee.

Dedication of Common Area of record in Book 9462, page 679, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7347, page 643, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7725 River Bend Way, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 7th day of July, 2000.

William C. Riddle, Jr.

William C. Riddle, Jr.

Mary Lee Riddle

Mary Lee Riddle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William C. Riddle and Mary Lee Riddle, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of July, 2000.

Notary Public

11-18-01

My Commission Expires

RONALD R. BARNETT, JR. NOTARY PUBLIC AT LARGE TENN.

02094-JC