


STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00.

Ester Jm Baldwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2002.

Carol T. Parker
Notary Public

MY COMMISSION EXPIRES: 01/26/05

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Southern Title Services, LLC, Three Maryland Farms, Suite 150, Brentwood, TN 37027

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| The Craig Company | Bank of America, N.A. | Map: PART OF 126-67 & 68 |
| (NAME) Lots 113 & 114 Riverwalk | (NAME) 5121 Maryland Way, Suite 203 | Parcel: |
| (ADDRESS) Nashville TN 37129 | (ADDRESS) Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, RIVERWALK DEVELOPMENT PARTNERS, INC., hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto THE CRAIG COMPANY, hereinafter called the GRANTEE(S), 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 all of Lot Nos. 113 and 114, Final Plat, Riverwalk, Phase IA, Section I and Phase IB, Section I, according to plat thereof, recorded in Instrument No. 20011026-0117231, Register's Office for said County, to which plat reference is hereby made for more complete details of location and description of said lot.

Being a portion of the same property conveyed to Riverwalk Development Partners, Inc. by Special Warranty Deed of record in Instrument No. 20010425-0040967, said Register's Office.

Restrictive Covenants, Easements and Additional Exceptions:

Easements and rights granted to Nashville, Chattanooga and St. Louis Railway of record in Book 513, page 396; Easements and rights granted to Tennessee Electric Power Company in Book 751, page 375 and in Book 787, page 7; Easements and right-of-way taken by Tennessee Valley Authority in Book 4205, page 194 and Judgment in Book 4226, page 715; Easements and rights-of-way granted to Tennessee Valley Authority for Transmission Line Easement in Book 4257, page 647; Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District in Book 7526, page 315, Book 7526, page 318 and in Book 7526, page 324; Boundary Plat in Instrument No. 20011024-0115969; Declaration of Road and Access Utility Easement in Instrument No. 20010706-0072536; Storm Water Detention Agreement in Instrument No. 20010919-0101279; Landscape Agreement in Instrument No. 20010919-0101280; Declaration of Covenants, Conditions and Restrictions in Instrument No. 20011105-0121083; and, any and all matters as shown on plat of record in Instrument No. 20011026-0117231; all of the Register's Office for Davidson County, Tennessee.

Unimproved ( x )
This is improved ( ) property, known as Lots 113 & 114 Riverwalk, Nashville, TN 37129
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is lawfully seized 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; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 04/23/02 10:38 2pgs
Fees:13.00 Taxes:240.50
20020423-0049910

Witness our hands this 15th day of April, 2002.

G. Allen Patton, Pres.

Riverwalk Development Partners, Inc.

113+114

BY: _____

G. Allen Patton

Chief Manager

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared G. Allen Patton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief Manager of Riverwalk Development Partners, Inc., the within named bargainor, a corporation, and that he/she as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Chief Manager.

Witness my hand and official seal, this 15th day of April, 2002.

Carol Z...

Notary Public

My Commission Expires: 1/26/05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027