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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 194,476.00.

Sarah Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2002.

Notary Public

MY COMMISSION EXPIRES: 1/24/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve P. Wilson and Sarah E. Wilson	Countrywide Home Loans	Map: 126-16-A
(NAME) 6832 Bridgwater Drive	(NAME) 718 Thompson Lane, Suite 104	Parcel: 118.00
(ADDRESS) Nashville TN 37221	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt 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 STEVE P. WILSON AND SARAH E. WILSON, hereinafter called the 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 all of Lot No. 118, RIVERWALK, PHASE 1A, SECTION 1 & PHASE 1B, SECTION 1, as shown by plat appearing of record in Instrument No. 20011026-0117231, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a part of the same property conveyed to The Craig Company by Warranty Deed of record in Instrument No. 20020104-0001513, re-recorded in Instrument No. 20020326-0036517, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 200111050121083, as amended in Instrument No. 20020424-0050565; all matters as shown on the Boundary Plat for Riverwalk in Instrument No. 200110240115969; Easements and rights granted to Nashville, Chattanooga and St. Louis Railway in Book 513, page 396; Easements to Tennessee Electric Power Company in Book 751, page 375 and Book 787, page 7; Easements and right-of-way taken by Tennessee Valley Authority in Book 4205, page 194, and in Book 4226, page 715; Grant of Transmission Line Easement in Book 4257, page 647; Easement to Harpeth Valley Utilities District in Book 7526, page 315, Book 7526, page 318 and Book 7526, page 324; Declaration of Road and Utilities Access Easements in Instrument No. 20010706-0072536; Stormwater Detention Agreement in Instrument No. 20010919-0101279; Landscape Agreement in Instrument No. 20010919-0101280; Quitclaim Deed to Homeowners' Association in Instrument No. 20020424-0050564; Charter for Homeowners' Association in Instrument No. 20020425-0051371; and, any and all matters as shown on plat of record in Instrument No. 20011026-0117231; all of the Register's Office of Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/06/02 15:54 2pgs
Fees:13.00 Taxes:719.56
20020906-0108508

Unimproved ( )
This is improved (X) property, known as 6832 Bridgwater Drive, Nashville, TN 37221
(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 GRANTEES, their heirs and assigns forever; and Grantor covenants with the said GRANTEES that it is 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantor further covenants and binds itself, it's successors and assigns, 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 our hands this 30th day of August, 2002.

The Craig Company

BY: _____

Corey Craig, President

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of The Craig Company, the within named bargainor, a corporation, and that he as such President, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal, this 30th day of August, 2002.

_____

Notary Public

My Commission Expires: 4/24/05

(SEAL)

Mail After Recording To:

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