(2)

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

Davidson County DEEDWARR
Recvd: 12/30/02 13:37 3pgs
Fees:18.00 Taxes:767.13
20021230-0161895

STATE OF TENNESSEE]
COUNTY OF ~~WILLIAMSON~~] Davidson C.B.W.

The actual consideration or value, whichever is greater, for this transfer is ~~$206,601.00~~ $207,333.00 C.B.W.

Chad B. Whitaker
Affiant

Amy E. Adams
Notary Public

My commission expires:

AMY E. ADAMS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

Name and Address of New Owner:

Chad B. and Kelley E. Whitaker
6805 Bridgewater Drive
Nashville, TN 37221

Send Tax Bills To:

Countrywide Home Loans, Inc.
P.O. Box 670009
Dallas, TX 75267-0009

Street Address of Subject Property:

6805 Bridgewater Drive
Nashville, TN 37221

Map and Parcel:

126-16-O-A-155.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **THE CRAIG COMPANY,** a Tennessee corporation, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **CHAD B. WHITAKER AND WIFE, KELLEY E. WHITAKER,** hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 155 on the Final Plat of Riverwalk, Phase 1A, Section 1, of record as Instrument No. 20011026-0117231 and PUD Boundary Plat as Instrument No. 20011024-0115969, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to The Craig Company, a Tennessee corporation, by deed from Riverwalk Development Partners, Inc., a Tennessee corporation, of record as Instrument No. 20020813-0097910, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. The Plan of record as Instrument No. 20011026-0117231 and PUD Boundary Plat as Instrument No. 20011024-0115969, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, certain notes, easements and setback lines.

2. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for Riverwalk, and the By-Laws appended thereto, of record as Instrument No. 20011105-0121083 as amended in Instrument No. 20020424-0050565, Register's Office for Davidson County, Tennessee.

3. Charter of Riverwalk Nashville Homeowner's Association, Inc. of record as Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.

4. Conveyance of common area to Homeowner's Association of record as Instrument No. 20020424-0050564, Register's Office for Davidson County, Tennessee.

5. Landscape Easement Agreement of record as Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.

6. Storm water detention agreement of record as Instrument No. 20010919-0101279, Register's Office for Davidson County, Tennessee.

7. Easements for public utilities of record in Book 7516, pages 315, 318 and 324, Register's Office for Davidson County, Tennessee.

8. Declaration of road and utility access of record as Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.

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 does covenant with the said Grantees 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 Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the 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 20th day of December, 2002.

THE CRAIG COMPANY

BY: _____

Its: V.P.

STATE OF TENNESSEE |
|
COUNTY OF WILLIAMSON |

Personally appeared before me, Corey Craig, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the V.P. of THE CRAIG COMPANY, a Tennessee corporation, the within named maker 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 and seal at Franklin, Tennessee, the day and year first above written.

Amy E. Adams
NOTARY PUBLIC

My commission expires: My Commission Expires JAN. 25, 2003

AMY E. ADAMS NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

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