Davidson County DEEDWARR
Recvd: 01/16/03 11:30 2pgs
Fees:13.00 Taxes:125.74

20030116-0007042

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,985.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBRA L. GENTRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires JULY 26, 2003

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
The Craig Company, Inc	SAME	Map: P/O 126-149
(NAME) 390 Mallory Station Road	(NAME)	Parcel:
(ADDRESS) Franklin, TN 37069	(ADDRESS)	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, RIVERWALK DEVELOPMENT PARTNERS, INC., A TENNESSEE CORPORATION, hereinafter called the GRANTR, has bargained and sold, and by these presents does transfer and convey unto THE CRAIG COMPANY, INC, hereinafter called the GRANTEE, its successors 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 Lots No. 101 and 136, on the Final Plat of Riverwalk, Phase 1-A, Section 2 and Phase 1-B, Section 2, as shown by plat appearing of record in Instrument No. 200210220129510, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Riverwalk Development Partners, Inc., a Tennessee corporation by Warranty Deed of record in Instrument No. 200104250040967, said Register's Office.

This conveyance is subject to the following:
Conditions and Restrictions as of record in Instrument No. 20011105-0121083, as amended in Instrument No. 20020424-0050565; Landscape Agreement as of record in Instrument No. 20010919-0101280; Quitclaim Deed to Homeowners' Association for Open Space/Common Areas as of record in Instrument No. 20020424-0050564; Storm Water Detention Agreements in Instrument No. 20010919-0101279 and Instrument No. 200211190143687; Public Utility and Drainage Easement in Instrument No. 200211250145984; Declaration of Road and Utility Access Easement between Riverwalk Development Partners, Inc. and Adelaide S. Robb, Johnie Mai Davis, and Adalaide S. Robb and Johnie Mai Davis as Trustees Under the Will of Hilda Ray Willard, Deceased in Instrument No. 20010706-0072536; Charter for Homeowners' Association as of record in Instrument No. 20020425-0051371; Easements and Rights granted to the Nashville, Chattanooga and St. Louis Railway as set forth as of record in Book 513, Page 396; Easements and Rights granted to the Tennessee Electric Power Company as of record in Book 751, Page 375 and Book 787, Page 7; Easements and Right-of-Way taken by the Tennessee Valley Authority as of record in Book 4205, Page 194 and Judgment as of record in Book 4226, Page 715; Easement and right-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement as of record in Book 4257, Page 647; Easement granted in Agreements for Dedication of Public Utilities Easements to Harpeth Valley Utilities District in Book 7526, page 315, Book 7526, page 318 and Book 7526, page 324; All matters on the PUD Boundary Plat, Riverwalk Community, in Instrument No. 20011024-0115969; and, any and all matters as shown on plat of record in Instrument No. 20021022-0129510; all in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved ( ) property, known as Lots No. 101 and 136, Riverwalk Subdivision, Nashville, TN
(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, its successors and assigns forever; and Grantor covenants with the said GRANTEE 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 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, its successors 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 its hands this 13th day of January, 2003.

RIVERWALK DEVELOPMENT PARTNERS, INC., A TENNESSEE CORPORATION,

By: _____

G. Allen Patton, President

101 & 136

STATE OF Tennessee

COUNTY OF Williamson

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 to be the President of Riverwalk Development Partners, Inc., a Tennessee corporation, 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 13th day of January, 2003.

_____

Notary Public

DEBRA L. GENTRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 26, 2003

My Commission Expires: _____

(SEAL)

Mail After Recording To:

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