Dav. Co. File Box 14-A
jtc file no. 14201-2HH

THIS INSTRUMENT PREPARED BY: **Hugh W. Entrekin** **MOORELAND TITLE COMPANY, LLC** 700 Craighead Street, Suite 107 Nashville, Tennessee 37204 (615) 386-8312	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater for this transfer is $126,198.00 AFFIANT Subscribed and sworn to before me, this 11th day of February 2003. NOTARY PUBLIC My Commission Expires: 3/25/06

Address New Owners as Follows:
Turnberry Homes, LLC
210 Jamestown Park Drive
Brentwood, TN 37027

Send Tax Bills To:
SAME

Map-Parcel Number:
P/O 126-16-D-A-167

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), 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 ("Grantor") does hereby bargain, sell, transfer and convey unto TURNBERRY HOMES, L.L.C ("Grantee") its successors and assigns, property located in Nashville, Davidson County, Tennessee and more particularly described as follows

> Land in Davidson County, Tennessee being, Lot Nos. 76, 80 and 81 on the Final Plat of Riverwalk, Phase 1-A, Section 2 and Phase –1B, Section 2, as of record in Instrument No. 20021022-0129510, Register's Office for Davidson County Tennessee.

> Being a portion of the same property conveyed to Riverwalk Development Partners, Inc. a Tennessee Corporation by Deed of record in Instrument No. 200104250040967, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on Exhibit A attached hereto.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to TURNBERRY HOMES, L.L.C, its successors and assigns, forever.

AND RIVERWALK DEVELOPMENT PARTNERS, INC. A TENNESSEE CORPORATION does hereby covenant with TURNBERRY HOMES, L.L.C that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND RIVERWALK DEVELOPMENT PARTNERS, INC., A TENNESSEE CORPORATION does further covenant and bind itself, its heirs, representatives and assigns to warrant and forever defend the title to said land to TURNBERRY HOMES, L.L.C, its successors and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

Davidson County DEEDWARR
Recvd: 02/13/03 09:25 3pgs
Fees:18.00 Taxes:466.93
20030213-0019716

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 11th day of February 2003.

Riverwalk Development Partners, Inc. a Tennessee Corporation

By: _____
G. Allen Patton, President
Lot Nos. 76, 80 & 81

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. Allen Patton, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Riverwalk Development Partners, Inc., the bargainor, a Tennessee Corporation, and that he as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Tennessee Corporation by himself as such President.

WITNESS my hand and official seal at Brentwood, Tennessee, on this 11th day of February 2002.

_____
NOTARY PUBLIC

My Commission Expires: 3.6.06

Phillip Davis Alexander
NOTARY PUBLIC AT LARGE
My Commission Exp. March 6, 2006
Williamson County, Tennessee

EXHIBIT A
Permitted Encumbrances

1. County Taxes for subsequent years.

2. Plan of Newsom Land of record at Plat Book 1, Page 25, and in Plat Book 1, Page 121, Chancery Court of Davidson County, Tennessee.

3. Easements and rights granted to Nashville, Chattanooga and St. Louis Railway as set forth in instrument of record in Book 513, Page 936, Register's Office for said County.

4. Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, Page 375 and in Book 787, Page 7, Register's Office for said County.

5. Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, Register's Office for said County, and Judgment of record in Book 4226, Page 715, Register's Office for said County.

6. Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, Page 647, Register's Office for said County.

7. Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Page 315; 318 and 324, Register's Office for said County.

8. Restrictive Covenants of record in Instrument No. 20011105-0121083, as amended of record in Instrument No. 20020424-0050565, Register's Office for said County.

9. Charter of Homeowner's Association of record in Instrument No. 20020425-0051371, Register's Office for said County.

10. Quitclaim Deed conveying open space to Homeowner's Association of record in Instrument No. 20020424-0050565, Register's Office for said County.

11. Declaration of Road & Utilities access easement of record in Instrument No. 20010706-0072536, Register's Office for said County.

12. Stormwater Detention Agreement of record in Instrument No. 20010919-0101279, Register's Office for said County.

13. Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for said County.

14. Charter Right of Way for CSX Transportation Railroad.

15. All matters shown on the plat of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee.

16. Storm Water Detention Agreement of record in Instrument No. 20021119-0143687, Register's Office for Davidson County, Tennessee.