File #200310137

Davidson County DEEDWARR
Recvd: 05/02/03 16:38 2pgs
Fees:13.00 Taxes:809.38

20030502-0059246

CAROL M. CLARK NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

MY COMMISSION EXPIRES: JUNE 28, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2003.

Notary Public

MY COMMISSION EXPIRES:

(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
Gary J. Hines and wife, Linda E. Hines	Primetrust Bank	Map: 126-16-A-166
(NAME) 6865 Bridgewater Drive	(NAME) P.O. Box 210618	Parcel:
(ADDRESS) Nashville TN 37221	(ADDRESS) Nashville, TN 37221	
(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 GARY J. HINES AND WIFE, LINDA E. HINES, 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. 138, on the Plan of Final Plat of Riverwalk Subdivision, Phase 1-A, Section 2, and Phase 1-B, Section 2, as shown by plat appearing of record in Instrument Number 20021022-0129510, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to The Craig Company by Special Warranty Deed dated 11/12/02 of record in Instrument Number 20021115-0141706, said Register's Office.

This conveyance is subject to the following:
Easement and Rights granted to Nashville, Chattanooga and St. Louis Railway as set forth in Instrument of record in Book 513, pages 936 and 306; Easement and Rights granted to Tennessee Electric Power Company as set forth in Instrument of record in Book 751, page 375, and in Book 787, page 7; Easements and Right-of-Way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, page 194, and Judgment of record in Book 4226, page 715; Easement and Rights of Way granted to Tennessee Valley Authority of record in Book 4257, page 647; Easements and Right-of-Way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 7526, pages 315, 318, and 324; Restrictive Covenants as of record in Instrument Number 20011105-0121083, as amended of record in Instrument Number 20020424-0050565; Charter of Homeowners' Association of record in Instrument Number 20020425-0051371; Quitclaim Deed conveying Open Spaces to Homeowner's Association, Inc. of record as Instrument No. 20020424-0050564; Declaration of Road & Utility Access Easement of record in Instrument Number 20010706-0072536; Storm Water Detention Agreement of record in Instrument Number 20010919-0101279 and Instrument Number 200211190143687; Landscape Agreement of Record in Instrument Number 20010919-0101280; all matters on the P.U.D. Boundary Plat, Riverwalk Community, in Instrument Number 20011024-0115908; Public Utility and Drainage Easment of record in Instrument Number 20021125-0145984; Tennessee Valley Authority Easement of record in Book 4257, page 647; and, any and all matters as shown on plat of record in Instrument Number 20021022-0129510; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 6865 Bridgewater 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, 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 Grantees 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 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 April, 2003.

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 Corey Craig, 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 April, 2003.

Carol M Clark

Notary Public

My Commission Expires: _____

(SEAL)

CAROL M. CLARK
NOTARY PUBLIC AT LARGE
D CO., TENN.

MY COMMISSION EXPIRES:
JUNE 28, 2004

Mail After Recording To:

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