Davidson County DEEDWARR
Recvd: 02/10/04 15:00 3pgs
Fees:18.00 Taxes:412.59

20040210-0016145

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 $111,512.00

AFFIANT

Subscribed and sworn to before me, this 16th day of January, 2004.

NOTARY PUBLIC

My Commission Expires: 7/30/05

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Address New Owners as Follows:
The Jones Company
381 MALLORY STATION ROAD
SUITE 200
FRANKLIN, TENNESSEE 37067

Send Tax Bills To:
SAME

Map-Parcel Number:
126-16-0-A-197.00
126-16-0-A-200.00

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 THE JONES COMPANY OF TENNESSEE, L.L.C, A MISOURRI LIMITED LIABILITY COMPANY ("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. 17 and 20 on the Final Plat of Riverwalk, Phase 1-A, Section 2 and Phase 1-B, 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 THE JONES COMPANY OF TENNESSEE, LLC its successors and assigns, forever.

AND RIVERWALK DEVELOPMENT PARTNERS, INC. A TENNESSEE CORPORATION does hereby covenant with THE JONES COMPANY OF TENNESSEE, 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 THE JONES COMPANY OF TENNESSEE, 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.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 16th day of January, 2004.

Riverwalk Development Partners, Inc. a Tennessee Corporation

By: _____

G. Allen Patton, President

Lot Nos. 17 and 20

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 16th day of January, 2004.

_____
NOTARY PUBLIC

My Commission Expires: March 6, 2006

PHILIP DAVIS ALEXANDER
NOTARY PUBLIC AT LARGE
My Comm. Exp. March 6, 2006
WILLIAMSON COUNTY, TN

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 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.

4. 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.

5. 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.

6. 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.

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

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

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

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

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

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

13. Charter Right of Way for CSX Transportation Railroad.

14. All matters shown on the plat of record in Instrument No. 200210220129510, Register's Office for Davidson County, Tennessee.

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

16. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.