Box 57

Davidson County DEEDWARR
Recvd: 02/20/04 09:14 4pgs
Fees:23.00 Taxes:925.00

20040220-0019574

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
21st Floor, AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $250,000.00

AFFIANT

Subscribed and sworn to before me, this 18th day of Feb, 2004.

NOTARY PUBLIC

My Commission Expires:

LORI WOODY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

New Owners as Follows:	Send Tax Bills To:	Map-Parcel Number:
RIVERWALK DEVELOPMENT PARTNERS, INC. c/o CPS Land, LLC 213 Overlook Circle, Suite B-2 Brentwood, TN 37027	SAME	Map 126 p/o Parcel 44

Address

GENERAL 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,

CECIL D. BRANSTETTER ("Grantor") does hereby bargain, sell, transfer and convey unto **RIVERWALK DEVELOPMENT PARTNERS, INC.**, a Tennessee corporation ("Grantee") its successors and assigns, property located in Nashville Davidson County, Tennessee and more particularly described as follows:

SEE EXHIBIT A attached hereto.

Being a portion of the same property conveyed to **CECIL D. BRANSTETTER** by deed from Donald Ray Lannom and William Douglas Lannom, heirs at law of Lucille Lannon of record in Book 9744, Page 350 Register's Office for Davidson County, Tennessee and corrected at Book 9937, Page 247, said Register's Office.

TO HAVE AND TO HOLD 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 **CECIL D. BRANSTETTER** does hereby covenant with the said Grantee that he 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 for (i) current year's taxes which are being prorated and will be paid by Grantee, (ii) title to any portion of the property within the charter right of way of CSX Railroad, (iii) TVA easement over the easterly portion of the property , (iv) easement for the flow of the waters of the Harpeth River and rights of the public therein, (v) rights of upper and lower riparian owners to the flow of the water of the Harpeth River free from diminution or pollution, (vi) changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Harpeth River, and (vii) title to that portion of the subject property lying below the ordinary low water mark of the Harpeth River.

AND **CECIL D. BRANSTETTER** does further covenant and bind himself, his heirs, representatives and assigns to warrant and forever defend the title to said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

CECIL D. BRANSTETTER does further warrant that the subject property has never been his principal residence.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 18th day of Feb., 2004.

Cecil D Branstetter
CECIL D. BRANSTETTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CECIL D. BRANSTETTER**, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 18th day of February, 2004.

Lori Woody
NOTARY PUBLIC

LORI WOODY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My commission expires: 5-30-07

TRACT 1

BEING A TRACT OF LAND LYING IN THE TWENTY-THIRD COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING A PORTION OF CECIL D. BRANSTETTER, OWNERSHIP OF RECORD IN DEED BOOK 9937, PAGE 247, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID CECIL D. BRANSTETTER, SAID CORNER LYING IN THE NORTH RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD (100 FOOT RIGHT-OF-WAY), SAID CORNER BEING THE SOUTHWEST CORNER OF RIVERWALK DEVELOPMENT PARTNERS, PROPERTY OF RECORD IN INSTRUMENT 20010425004096?, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF SAID CSX TRANSPORTATION RAILROAD, NORTH 84 DEGREES 56 MINUTES 01 SECONDS WEST 523.97 FEET TO A POINT;

THENCE LEAVING THE NORTH RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD AND ON A SEVERANCE LINE ACROSS SAID CECIL D. BRANSTETTER THE FOLLOWING,
NORTH 05 DEGREES 03 MINUTES 59 SECONDS EAST 109.51 FEET TO A POINT,
NORTH 26 DEGREES 56 MINUTES 26 SECONDS WEST 171.00 FEET TO A POINT,
NORTH 63 DEGREES 03 MINUTES 34 SECONDS EAST 113.99 FEET TO A POINT,
NORTH 26 DEGREES 56 MINUTES 26 SECONDS WEST 144.33 FEET TO A POINT,
NORTH 64 DEGREES 01 MINUTES 29 SECONDS EAST 51.42 FEET TO A POINT,
NORTH 67 DEGREES 06 MINUTES 03 SECONDS EAST 44.40 FEET TO A POINT,
NORTH 70 DEGREES 10 MINUTES 38 SECONDS EAST 44.40 FEET TO A POINT,
SOUTH 14 DEGREES 14 MINUTES 17 SECONDS EAST 15.24 FEET TO A POINT,
NORTH 74 DEGREES 06 MINUTES 45 SECONDS EAST 38.96 FEET TO A POINT,
NORTH 15 DEGREES 36 MINUTES 35 SECONDS WEST 125.95 FEET TO A POINT,
NORTH 05 DEGREES 34 MINUTES 29 SECONDS WEST 46.68 FEET TO A POINT,
NORTH 15 DEGREES 08 MINUTES 08 SECONDS WEST 109.82 FEET TO A POINT,
SOUTH 74 DEGREES 27 MINUTES 46 SECONDS WEST 28.45 FEET TO A POINT,
SOUTH 72 DEGREES 11 MINUTES 23 SECONDS WEST 44.78 FEET TO A POINT,
SOUTH 69 DEGREES 50 MINUTES 23 SECONDS WEST 44.78 FEET TO A POINT,
SOUTH 67 DEGREES 29 MINUTES 24 SECONDS WEST 44.78 FEET TO A POINT,
SOUTH 65 DEGREES 08 MINUTES 24 SECONDS WEST 44.78 FEET TO A POINT,
SOUTH 62 DEGREES 47 MINUTES 25 SECONDS WEST 44.78 FEET TO A POINT,
NORTH 28 DEGREES 23 MINUTES 05 SECONDS WEST 110.00 FEET TO A POINT,
ON A CURVE TO THE LEFT WITH A RADIUS OF 1202.00 FEET, A CENTRAL ANGLE OF 01 DEGREES 09 MINUTES 33 SECONDS, A CHORD OF SOUTH 61 DEGREES 02 MINUTES 08 SECONDS WEST 24.32 FEET ALONG THE TOTAL CURVE LENGTH OF 24.32 FEET TOA POINT,
NORTH 29 DEGREES 32 MINUTES 38 SECONDS WEST 448.19 FEET TO A POINT IN THE NORTH LINE OF SAID CECIL D. BRANSTETTER, SAID POINT IS LOCATED IN THE CENTER, MORE OR LESS, OF THE HARPETH RIVER;

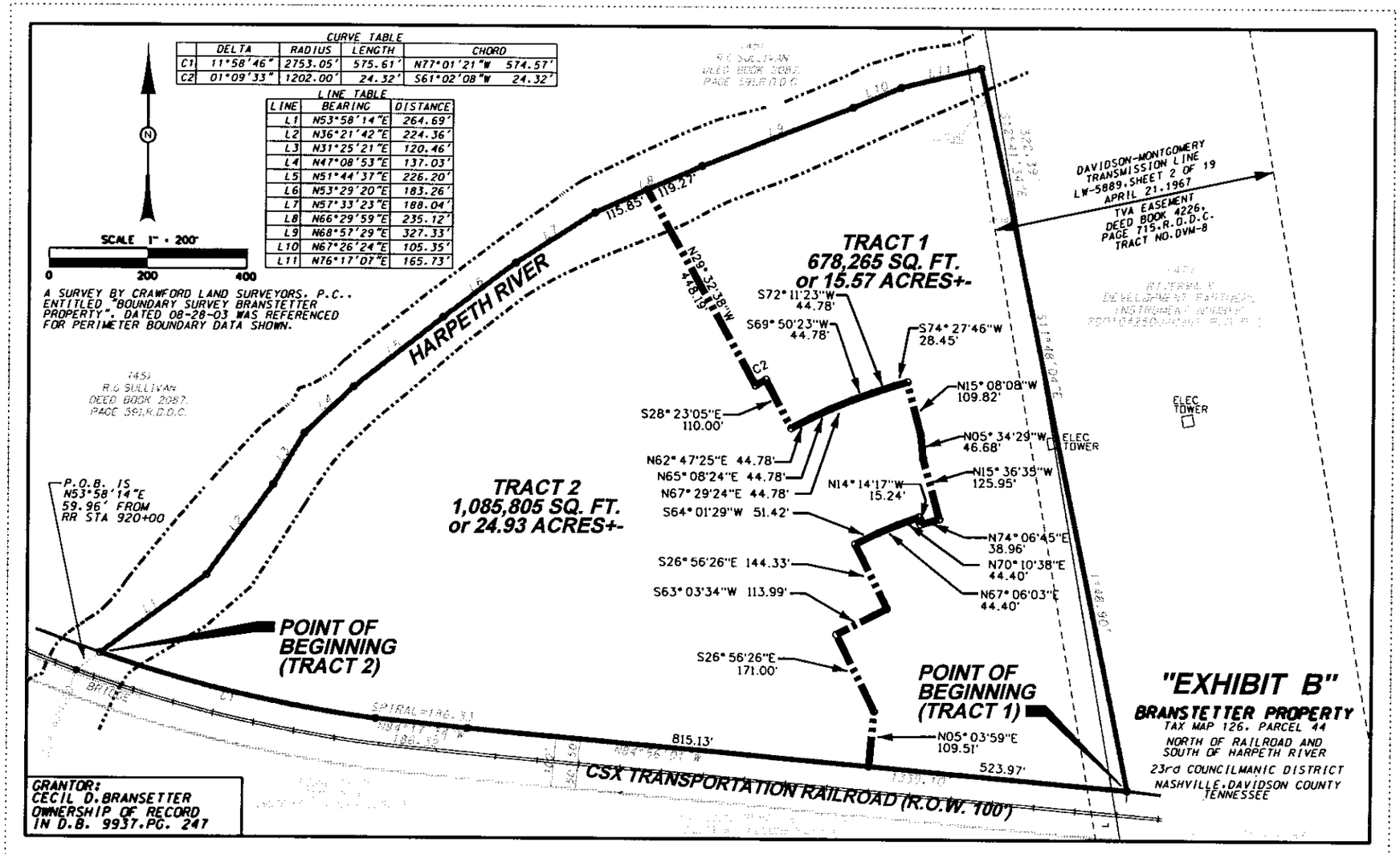
THENCE FOLLOWING NORTH LINES OF SAID CECIL D. BRANSTETTER AND THE APPROXIMATE CENTER LINE OF SAID HARPETH RIVER THE FOLLLOWING,
NORTH 66 DEGREES 29 MINUTES 59 SECONDS EAST 119.27 FEET TO A POINT,
NORTH 68 DEGREES 57 MINUTES 29 SECONDS EAST 327.33 FEET TO A POINT,
NORTH 67 DEGREES 26 MINUTES 24 SECONDS EAST 105.35 FEET TO A POINT,
NORTH 76 DEGREES 17 MINUTES 07 SECONDS EAST 165.73 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID CECIL D. BRANSTETTER, BEING THE NORTHWEST CORNER OF SAID RIVERWALK DEVELOPMENT PARTNERS;

THENCE LEAVING THE CENTER LINE OF SAID HARPETH RIVER AND WITH THE CONTIGUOUS LINE OF SAID CECIL D. BRANSTETTER AND SAID RIVERWALK DEVELOPMENT PARTNERS THE FOLLOWING,
SOUTH 12 DEGREES 41 MINUTES 34 SECONDS EAST 322.39 FEET TO A POINT,
SOUTH 11 DEGREES 48 MINUTES 04 SECONDS EAST 1148.90 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 678,265 SQUARE FEET, OR 15.57 ACRES, MORE OR LESS.

A DRAWING ATTACHED HERETO AS "EXHIBIT B" FACILITATES THIS DESCRIPTION.

A SURVEY BY CRAWFORD LAND SURVEYORS, P.C., ENTITLED "BOUNDARY SURVEY BRANSTETTER PROPERTY", DATED 08-28-03 WAS SIGNIFICANTLY REFERENCED FOR PERIMETER BOUNDARY DATA OF THE BRANSTETTER PROPERTY IN THE AFOREDESCRIBED TRACT.



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