Davidson County DEEDWARR
Recvd: 02/20/04 11:25 3pgs
Fees:18.00 Taxes:558.55

20040220-0019666

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 $150,960.00

AFFIANT

Subscribed and sworn to before me, this 12th day of February, 2004.

NOTARY PUBLIC

My Commission Expires: 2/13/04

LISA W. BARNES NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Address New Owners as Follows:
The Jones Company
381 Mallory Station Road
Franklin, TN 37067

Send Tax Bills To:
SAME

Map-Parcel Number:
P/O
MAP 126
PARCEL 27.01

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. 213, 226 and 227 on the Final Plat of Riverwalk, Phase 2C of record in Instrument No. 20040130-0011799, 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 12th day of February, 2004.

Riverwalk Development Partners, Inc. a Tennessee Corporation

By: _____
G. Allen Patton, President
Lot Nos. 213, 226 and 227

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 12th day of February, 2004.

_____
NOTARY PUBLIC

My Commission Expires: 10/2/05

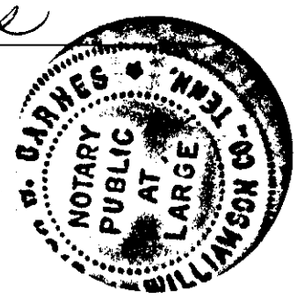


EXHIBIT A
Permitted Encumbrances

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. 20040130-0011799, 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.