Return to

Southern Title Services
124 First Avenue South
Suite 102
Franklin, TN 37064

THIS INSTRUMENT PREPARED BY:

Hugh W. Entrekin

MOORELAND TITLE COMPANY, LLC

700 Craighead Street, Suite 107

Nashville, Tennessee 37204

(615) 386-8312

Davidson County DEEDWARR
Recvd: 06/10/04 12:27 3pgs
Fees:18.00 Taxes:632.50

20040610-0068944

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $170,945.00

Marilyn Painter
AFFIANT

Subscribed and sworn to before me, this 8th day of June, 2004

NOTARY PUBLIC

My Commission Expires: _____

BARBARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 10/22/05

Address New Owners as Follows:
The Craig Company
390 Mallory Station Road
Franklin, TN 37067

Send Tax Bills To:
Same

Map-Parcel Number:
P/O
Lot 231 Map 126-16-0-A 30500CO
Lot 354 Map 126-16-0-A 28500CO
Lot 355 Map 126-16-0-A 28400CO
Lot 360 Map 126-16-A- 25800CO

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 CRAIG COMPANY, a TENNESSEE CORPORATION("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 No. 360 on the Final Plat of Riverwalk, Phase 2A, Section 1 of record in Instrument No. 20031014-0151989, Register's Office for Davidson County, Tennessee.
AND
Land in Davidson County, Tennessee being Lot Nos. 231, 354 and 355 on the Final Plat of Riverwalk, Phase 2A, Section 2 of record in Instrument No. 20031014-0151984, 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 CRAIG COMPANY, A TENNESSEE CORPORATION, its successors and assigns, forever.

AND RIVERWALK DEVEOPMENT PARTNERS, INC. A TENNESSEE CORPORATION does hereby covenant with THE CRAIG COMPANY, A TENNESSEE CORPORATION 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 CRAIG COMPANY, A TENNESSEE CORPORATION, its successors and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

EXHIBIT A
Permitted Encumbrances

1. County Taxes for 2004 and 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. 20031014-0151984 and Instrument No. 20031014-0151989, 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.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 8th day of June, 2004.

Riverwalk Development Partners, Inc. a Tennessee Corporation

By: R. Dudley Smith Jr.
R. Dudley Smith, Jr., Vice President
Lot Nos. 360,231,354 & 355

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 R. Dudley Smith, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of Riverwalk Development Partners, Inc., the bargainor, a Tennessee Corporation, and that he as such Vice 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 Vice President.

WITNESS my hand and official seal at Brentwood, Tennessee, on this 8th day of June, 2004.

Lisa W. Carnes
NOTARY PUBLIC

My Commission Expires: 10/2/05

LISA B. CARNES NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.