WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/02/04 10:27 2pgs
Fees:13.00 Taxes:735.13

20040902-0106268

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ DICKSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 198,685.00

Melanie Davis Crow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2004

CHRISTY J. HORNBURG NOTARY PUBLIC AT LARGE HUMPHREYS COUNTY TN

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 10-18-06

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Melanie Davis Crow	Washington Mutual Bank, FA ~~Middle Tennessee Mortgage, Inc.~~	Map 85
310 Riverstone Blvd.	~~210 Skyline Circle, Suite A~~ P.O. Box 100563	Group 14-0-A
Nashville, TN 37214	~~Dickson, TN 37055~~ Florence, SC 29501	Parcel 310 CO

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, we

Caliber Development Group, L.P.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Melanie Davis Crow, unmarried

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:

BEING Unit No. 12, on the Plan of Riverstone Condominiums, Phase Two of record in Instrument 20010814-0087503, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Caliber Development Group, L.P. by deed from Riley, Russell, Cahn & Associates of record in Book 10467, Page 32, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 6998, Page 839; Book 7245, Page 211; Book 11016, Page 159; Book 6998, Page 868; Book 7245, Page 250, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20010814-0087503, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 310 Riverstone Blvd., Nashville, TN 37214

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 my hand this 27th day of August, 2004.

Caliber Development Group, L.P.

BY: _____
Gary Pickens, General Partner

BY: _____
Keith Abrams, Limited Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gary Pickens and Keith Abrams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the General Partner and Limited Partner respectively of Caliber Development Group, L.P. the within named bargainer, and that they as such General Partner and Limited Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Gary Pickens and Keith Abrams as such General Partner and as such Limited Partner.

Witness my hand and official seal at office at Nashville, Tennessee on this the 26th day of August, 2004.

My Commission Expires: 1/29/05

Notary Public

