Davidson County DEEDWARR
Recvd: 01/05/05 10:09 3 pgs
Fees:18.00 Taxes:798.85
20050105-0001723

RETURN TO:
Richmond Title Services
209 10th Ave S Ste 235
Nashville TN 37203

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
MOORELAND TITLE COMPANY, LLC
700 Craighead Street, Suite 107
Nashville, Tennessee 37204
(615) 386-8711

THERESA C RICHARDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. May 30 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $215,905.00

AFFIANT

Subscribed and sworn to before me, this 20 day of December, 2004

NOTARY PUBLIC

My Commission Expires: 5-30-07

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
The Craig Company	Same	126-16-A-298.00
7123 Crossroads Blvd.		126-16-A-283.00
Brentwood, TN 37027		126-16-A-288.00
		126-16-A-379.00
		126-16-A-380.00

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 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 Nos. 238, 316 and 351 on the Final Plat of Riverwalk, Phase 2-A, Section 2, as of record in Instrument No.20031014-0151984, Register's Office for Davidson County, Tennessee.

AND:

Land in Davidson County, Tennessee being Lot Nos. 454 and 455 on the Final Plat of Riverwalk, Phase3-A, as of record in Instrument No.20041020-0126317, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Riverwalk Development Partners, by deed of record in Instrument No. 20010425-0040967, 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, its successors and assigns, forever.

AND RIVERWALK DEVEOPMENT PARTNERS, INC. A TENNESSEE CORPORATION does hereby covenant with THE CRAIG COMPANY 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, 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 20th day of December, 2004.

Riverwalk Development Partners, Inc. a Tennessee Corporation

By: _____

G. Allen Patton, President
Lot Nos. 238, 316, 351, 454 and 455
Riverwalk

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 20th day of December, 2004

_____
NOTARY PUBLIC

My Commission Expires: 3.6.06

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 Nashville, Chattanooga and St. Louis Railway as set forth in instrument of record in Book 513, Page 936, Register's Office for said County.

4. 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.

5. 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.

6. 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.

7. 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.

8. Restrictive Covenants of record in Instrument No. 20011105-0121083, as amended of record in Instrument Nos. 20020424-0050565, 20040430-0049313 and 20040506-0051985, Register's Office for said County.

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

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

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

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

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

14. Charter Right of Way for CSX Transportation Railroad.

15. All matters set forth in plan of record in Instrument No. 20031014-0151984 and Instrument No. 20041020-0126317, Register's Office for Davidson County, Tennessee.

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

17. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20040812-0097619, Register's Office for Davidson County, Tennessee.