Davidson County DEEDWARR
Recvd: 01/20/05 10:29 2 pgs
Fees:13.00 Taxes:872.83

20050120-0007333

This Instrument Was Prepared By:

Hugh W. Entrekin, Atty.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $235,900.00.

Affiant

Subscribed and sworn to before me, This 4th day October, 2004.

Notary Public

My Commission Expires: 7-19-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner	Send Tax Bills to:	Map-Parcel
Karl Schultz 6649 Valley Park Drive Nashville, TN 37221	Karl Schultz 6649 Valley Park Dr. Nashville TN 37221	126-16-0-A-60

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, The Craig Company, a Tennessee Corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Karl Schultz and wife, Stephanie Schultz, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 60 on the plan of Riverwalk Phase 1A, Section 1 and Phase 1B, Section 1, of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to The Craig Company, Inc. by deed from Turnberry Homes, LLC of record in Instrument No. 20030627-0089546, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for the year 2005 and subsequent years
2. All matters set forth in Plat of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Instrument No. 20011105-0121083; Instrument No. 20020424-0050565; Instrument No. 20040430-0049313 and Instrument No. 20040606-0051985; By-Laws of record in Instrument No. 20011105-0121083 and Charter of the Homeowner's Association of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.
4. Agreements of record in Instrument No. 20010919-0101279, Instrument No. 20021119-0143687, Instrument No. 20010919-0101280, Instrument No. 20040826-0103240, Register's Office for Davidson County, Tennessee.
5. Easements of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.

This is improved property known as 6649 Valley Park Drive Nashville, TN 37221

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, it's successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 4th day of October, 2004

The Craig Company, a Tennessee Corporation

By:_____
Corey Craig, Vice President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Laura Shaun, a Notary Public of the State and County aforesaid, personally appeared the within named Corey Craig, with whom I am personally acquainted, and who upon his oath, acknowledged himself to be the Vice President of The Craig Company, the bargainor, a Tennessee Corporation, and that he as such Vice President, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Corporation by himself as such Vice President.

Witness my hand, at Nashville, Tennessee, this 4th day of October, 2004.

NOTARY PUBLIC

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 7-19-08