Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-754

This Instrument Was Prepared By:

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

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All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-754

Davidson County DEEDWARR
Recvd: 02/07/05 14:43 4 pgs
Fees:23.00 Taxes:820.50

20050207-0014202

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $221,757.00

Affiant

Subscribed and sworn to before me, This 31st day of January, 2005.

DENISE T TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission Expires: 07 06 08

Address New Owner	Send Tax Bills to:	Map-Parcel
Andrew Vu Dinh 7028 Bridgeport Drive Nashville, TN 37221	New Owner	126-16-O-A 258.CO

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 Andrew Vu Dinh, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 360 on the Final Plat Plan of Riverwalk, Phase 2A, Section 1 of record in Instrument No. 20031014-0151989, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to The Craig Company by Warranty Deed from Riverwalk Development Partners, Inc., of record in Instrument No. 20040610-0068944, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

SEE ATTACHED EXHIBT "A"

This is improved property known as 7028 Bridgeport Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee 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, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of January, 2005.

The Craig Company, a Tennessee Corporation

By: _____
Corey Craig, Vice President

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand, at Nashville Tennessee, this 31st day of January, 2005.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-19-08

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

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.

Being the same property conveyed to Riverwalk Development Partners, Inc, a Tennessee Corporation, by Deed from Adelaide S. Robb, Johnie Mai Davis, and Adelaide S. Robb and Johnie Mai Davis, as Trustees under the will of Hilda Ray Willard, Deceased , dated 04/25/01, of record in Instrument No. 200104250040967, Register's Office for Davidson County, TN.

Restrictions, Easements, and all matters of record on subdivision plat recorded, Plat of record in Plan Book 1, page 25, Book 1, page 121; Easement to Tennessee Electric Power Company in Book 751, page 375, Book 787, page 7; Easement of Right-of-Way taken by Tennessee Valley Authority in Book 4205,page 194, and judgment in Book 4226, page 715; Easement of right-of-way granted to Tennessee Valley Authority to grant a Transmission line easement in Book 4257, page 647; Easement granted in Agreement for Dedication of Public Utilities Easement to Harpteth Valley Utilities District in Book 7526, page 315-318 and 324; Restrictions in Ins. No. 20011105-0121083, and amended in Ins. No. 20020424-0050565; Charter of Homeowner's Association of record in Ins. No. 20020425-0051371; Quit Claim Deed conveying open space to Homeowner's Association of record in Ins. No. 200408270103644; Road Utilities access easement in Inst. No. 20010706-0072536; Stormwater Detention Agreement of record in Ins. No. 20010919-0101279; Landscape Agreement in Ins. No. 20010919-0101280; Charter right-of-way for CSX Transportation Railroad; All matter in Plat Ins. No. 20031014-0151989; Storm Water Detention Agreement in Ins. No. 20021119-0143687; Agreement for Dedication of Public Utilities Easement in Ins. No. 20021125-0145984; subject to Homeowner Association Assessments, for said County.

7028 Bridgeport DR., Nashville, TN 37221

EXHIBIT A
Permitted Encumbrances

1. County Taxes for 2005 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 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; Instrument No. 20040430-0049313 and Instrument 20040506-005198, Register's Office for said County.

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

9. Stormwater Detention Agreement of record in Instrument No. 20010919-0101279; Instrument No. 20021119-0143687 and Instrument No. 20040826-0103240, Register's Office for said County.

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

11. Charter Right of Way for CSX Transportation Railroad.

12. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.

13. 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.

14. All matters set forth in plan of record in Instrument No. 20031014-0151984 and in Instrument No. 20031014-0151989, Register's Office for Davidson County, Tennessee.

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