(REALTY TITLE)
Box 48

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 03/24/05 11:05 2 pgs
Fees:13.00 Taxes:770.08
20050324-0032043

WARRANTY DEED

MARIE BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 308,129.00

Melissa R. White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2005

Marie Bradford
Notary Public:

MY COMMISSION EXPIRES: 11-26-05
(AFFIX SEAL)

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:
Wayne Birkett	Countrywide Home Loans	Map 085
330 Riverstone Blvd.	801 Crescent Centre Dr. Suite 510	Group 14-0-A
Nashville, TN 37214	Franklin, TN 37067	Parcel 330.00-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
Wayne Birkett and wife, Muriel Birkett
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. 2, 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 the Master Deed 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) 2005 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; (3) Storm Water Detention Agreement of record in Book 11016, Page 153, 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 330 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 18th day of March, 2005.

Caliber Development Group, L.P.

BY: _____
Gary Pickens, General 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, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the General Partner of Caliber Development Group, L.P. the within named bargainer, and corporation, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Gary Pickens as such General Partner.

Witness my hand and official seal at office at Hermitage, Tennessee on this the 18th day of March, 2005.

My Commission Expires: 3/3/07

Notary Public

