This Instrument Was Prepared By:

Hugh W. Entrekin, Atty.
7123 Crossroads Boulevard
Suite A
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/20/05 15:01 3 pgs
Fees:18.00 Taxes:1013.30

20050420-0044107

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $273,864.00.

Affiant

Subscribed and sworn to before me, This 30th day March, 2005.

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
Jeffrey E. Middleton	Countrywide Home Loans	126-16-0-A-295
7548 Watervale Drive	P.O. Box 10212	
Nashville, TN 37221	Van Nuys, CA 91410-0212	

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 Jeffrey E. Middleton and wife, Heather Middleton 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. 241, on the Final Plat, Riverwalk, Phase 2A, Section 2, as shown by plat appearing of record in Instrument No. 20031014-0151984, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to The Craig Company, a Tennessee Corporation by deed from Riverwalk Development Partners, Inc., a Tennessee Corporation of record in Instrument No. 20041022-0127217, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

See Attached Exhibit "A"

This is improved property known as 7548 Watervale 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 30th day of March, 2005

The Craig Company, a Tennessee Corporation

By:_____

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Laura Shaun, a Notary Public of the State and County aforesaid, personally appeared the within named Coley 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 Brentwood, Tennessee, this 30th day of March, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-19-08

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Exhibit A

1. Subject to all matters on plan of record in Instrument No.20031014-0151984 , Register's Office for Davidson County, Tennessee.

2. Subject to Restrictive Covenants of record in Instrument Nos. 20011105-0121083; 20020424-0050565; 20040430-0049313 and No. 20040506-0051985 , Register's Office for Davidson, Tennessee.

3. By-Laws of record in Instrument No.20011105-0121083, Register's Office for Davidson County, Tennessee.

4. Charter for the Homeowner's Association of record in Instrument No.20020425-0051371, Register's Office for Davidson County, Tennessee.

5. Road and Utilities Access Easement of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement of record in Instrument No. 20010919-0101279 and Instrument No. 20021119-0143687, Register's Office for Davidson County, Tennessee.

7. Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.

8. Plan of Newsome Land of record in Plat Book 1, Page 25 and Plat book 1, Page 121, Chancery Court of Davidson County, Tennessee.

9. Easements and Rights granted to Tennessee Electric Power Company as set forth in Instruments of record in Book 751, Page 375 and Book 787, Page 7, Register's Office for said County.

10. 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.

11. Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmision Line Easemenbt of record in Book 4257, Page 647, Register's Office for Davidson County, Tennessee.

12. 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.

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

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

15. Subject to Charter Right of Way for CSX Transportation Railroad.

16. Stormwater Detention Agreement of record in Instrument No.20040826-0103240, Register's Office for Davidson County, Tennessee.

17. Subject to all matters on plan of record in Instrument No.20031014-0151984 and in Instrument No. 20031014-01151989, Register's Office for Davidson County, Tennessee.