39-03 (3)

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24616-08-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $205,000.00. Affiant Subscribed and sworn to before me this 19th day of August, 2005. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Katherine B. Severino 6717 Boundary Run Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.126-16-0-A Parcel No. 109.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert D. McFarland and wife, Lorena I. McFarland,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katherine B. Severino unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6717 Boundary Run, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of August, 2005.

Robert D. McFarland
By Ed Fishbough, as his Attorney in Fact

Lorena I. McFarland
By Ed Fishbough, as her Attorney in Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Ed Fishbough with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Robert D. McFarland and Lorena I. McFarland as their Attorney-In-Fact, and as the free act and deed of the within named Robert D. McFarland and Lorena I. McFarland as their Attorney in Fact.

Witness my hand and official seal, at office in Nashville, Tennessee, this 19th day of August 2005.

Notary Public

My Commission Expires:_____

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 08/23/05 14:22 2 pgs
Fees:13.00 Taxes:758.50
20050823-0100449

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Riverwalk Phase 1A Section 1 and Phase 1B Section 1 as of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to The Craig Company, a Tennessee corporation by deed dated 05/28/02 from Riverwalk Development Partners, Inc., a Tennessee corporation of record in Instrument No. 20020529-0065258, Register' Office for Davidson County, Tennessee. Being the same property conveyed To Robert D. McFarland and Lorena I. McFarland by Warrant Deed of record as Instrument No 200 21003-0120622 ROVC

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Riverwalk of record in Instrument No. 20011105-0121083, amended in Instrument No. 20020424-0050565, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Riverwalk Homeowners' Association, Inc. of record in Instrument No. 20020424-0050564, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Riverwalk Homeowners Association, Inc. of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 1, pags 25 and 121 and in Instrument No. 20011024-0115969, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee.
7. Easement for road and utility access of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.
8. Easement for transmission line
9. of record in Book 4257, page 647, Register's Office for Davidson County, Tennessee.
10. Easement for right-of-way of record in Book 4205, page 194 and in Book 4226, page 715, Register's Office for Davidson County, Tennessee.
11. Easement of record in Book 513, page 396, Book 751, page 375 and Book 787, page 7, Register's Office for Davidson County, Tennessee.
12. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 7526, page 315, 318 and 324, Register's Office for Davidson County, Tennessee.
13. Storm water detention agreement of record in Instrument No. 20010919-0101279, Register's Office for Davidson County, Tennessee.
14. Landscape Agreement recorded in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.