Davidson County DEEDWARR
Recvd: 09/12/05 13:04 3 pgs
Fees:18.00 Taxes:1054.25

20050912-0109405

This Instrument Was Prepared By:

Hugh W. Entrekin, Atty.
7123 Crossroads Blvd.
Suite A
Brentwood, Tennessee 37207

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $284,932.00.

Pamela K. Brisendine
Affiant

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

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN My Comm. Exp. March 6, 2006

Notary Public

My Commission Expires: 3.6.06

Address New Owner	Send Tax Bills to:	Map-Parcel
Pamela Karen Brisendine 609 Waterway Court Nashville, TN 37221	Countrywide Home Loans P.O Box 670009 Dallas, TX 75267-0009	126-16-0-A 289.00

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 Grantees, 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 Pamela Karen Brisendine, a single woman hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 350 on the Final Plat Plan of Riverwalk Subdivision, Phase 2A, Section 2 as shown on Plat Plan of record in Instrument No. 20031014-0151984, Register's Office for Davidson County, Tennessee. This being property known as: 609 Waterway Court, Nashville TN 37221

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. 20050610-0066621, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

SEE ATTACHED EXHIBIT "A"

This is improved property known as 609 Waterway Court, Nashville, Tennessee 37221.

EXHIBIT A
Permitted Encumbrances

1. County Taxes for 2005 and subsequent years.

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

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

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

5. Plan of Record in Instrument No. 20031014-015184, Register's Office for Davidson County, Tennessee.

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

7. Storm Water Detention Agreement of Record in Instrument No. 20010919-0101279 and Instrument No. 20021119-0143687 and Instrument No. 20040826-0103240, Register's Office for Davidson County, Tennessee.

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

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

10. Subject to Charter Right Of Way for CTX Transportation Railroad.

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

12. Easement Granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley District of Record in Book 7526, Page 315; 318 and 324, Register's Office for said County.

13. 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 Davidson County, Tennessee.

14. Easements and Rights of Way taken by Tennessee Valley Authority as set forth in Declaration of Taking record in Book 4205, Page 194, Register's Office for said County, and Judgment of Record in Book 4226, Page 715, Register' s Office foe said County.

15. 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.

16. Plan of Newsome Land of Record in Plat Book 1, Page 25 and Plat Book 1, Page 121, Chancery Court of Davidson County, Tennessee.

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, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of August, 2005.

The Craig Company, a Tennessee Corporation

By: _____
Corey Craig, Vice President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Laura Shaw, 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 Davidson Co., Tennessee, this 30th day of August, 2005.

LAURA SHAW NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-19-08