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. 24715-09-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $.240,900.00 Affiant Subscribed and sworn to before me this 23rd day of September, 2005. Notary Public My Commission Expires: 2007

SANDRA C. TOMLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY
EXPIRES: FEBRUARY 19,

WARRANTY DEED

Address New Owner: Gary Robert Haynes, Jr., Sylvia Dana Haynes 6537 Westfall Drive Nashville, TN 37221	**Send Tax Bills To:** owner	**Tax Information:** Map No.126-16-0-A Parcel No. 47.00 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, **Gary D. Williamson and Maureen H. Walter**, as joint tenants with right of survivorship ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sylvia Dana Haynes and Gary Robert Haynes, Jr. wife and husband** ("Grantee"), their 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 6537 Westfall Drive, 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 23rd day of September, 2005.

Gary D. Williamson

Maureen H. Walter

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gary D. Williamson and Maureen H. Walter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of September, 2005.

Notary Public

My Commission Expires: 1/27/07

KIMBERLY WOODS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 10/06/05 13:08 2 pgs
Fees:13.00 Taxes:891.33

20051006-0120725

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 47 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 the same property conveyed to Gary D. Williamson by deed dated 10/30/2002 from Corinthian Custom Homes, Inc. of record in Instrument No. 20021119-0143470, Register's Office for Davidson County, Tennessee. Being further conveyed to Gary D. Williamson and Maureen H. Walter, as joint tenants with the right of survivorship by Quitclaim deed in Instrument No. 20021119-0143472, said Register's Office.

This conveyance is made subject to:

1. 2005 County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws 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 Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 1, page 25 and 121 and Instrument No. 20011024-0115969, 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 of record in Book 4257, page 647, Register's Office for Davidson County, Tennessee.
9. 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.
10. Easement of record in Book 513, page 396, Book 751, page 375 and Book 787, page 7, Register's Office for Davidson County, Tennessee.
11. 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.