This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh W. Entrekin, Atty.
7123 Crossroads Boulevard, Suite. A
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is
for this transfer is $209,776.00

Affiant

Subscribed and sworn to before me, this 28th day of October, 2005.

Notary Public

My Commission Expires: 1/12/09

Davidson County DEEDWARR
Recvd: 11/09/05 10:24 2 pgs
Fees:13.00 Taxes:776.17
20051109-0135736

WILLIAMSON COUNTY CONNIE S. MADDEN NOTARY PUBLIC STATE OF TENNESSEE

Address New Owner	**Send Tax Bills to:**	**Map-Parcel**
McKay H. Bateman and Sara S. Bateman 7145 Riverfront Drive Nashville, TN 37221	Countrywide Home Loans 3011 Armory Drive Nashville, TN 37205	126-16-0-A353.00

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 **McKay H. Bateman and Wife, Sara S. Bateman**, 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. 427 on the Final Plat of Riverwalk, Phase 2B of record in Instrument No. 20041020-0126319, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to The Craig Company, a Tennessee Corporation by Special Warranty Deed from Riverwalk Development Partners, Inc., a Tennessee corporation, of record in Instrument No. 20050610-0066621, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. Subject to Restrictive Covenants of record in Instrument No. 20011105-0121083, 20020424-0050565, 20040430-0049313, 20040506-0051985. said Register's Office.
2. By-Laws Subject to Restrictive Covenants of record in Instrument No. 20011105-0121083, said Register's Office.
3. Charter of the Homeowners Association of record in 20020425-0051371, said Register's Office.
4. Subject to all matters on plan of record in Plat Instrument No.20041020-0126317, said Register's Office.
5. Road and Utility Access Easement in Instrument No. 20010706-0072536, said Register's Office.
6. Storm Water Detention Agreement in Instrument No. 20010919-0101279 and in Instrument No. 20021119-0143687 said Register's Office.
7. Landscape Agreement in Instrument No. 20010919-0101280, said Register's Office.
8. Storm Water Detention Agreement in Instrument No. 20040826-0103240, said Register's Office.
9. Plan of Newsom Land of record in Plat Book 1, Page 25 and Plat Book 1, Page 121, Chancery Court of Davidson County, Tennessee.

10. 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.

11. 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.

12. 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, said Register's Office.

13. Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Pages 315, 318, and 324, said Register's Office.

14. Road and Utilities Access Easement of record in Instrument No. 20010706-0072536, said Register's Office.

15. Subject to matters shown on the Plan of PUD Boundary Plat of Riverwalk Community record in Instrument No. 20011024-0115969, said Register's Office.

16. Charter Right of Way for CSX Transportation Railroad.

17. Charter of the Homeowners Association of record in Instrument No. 20020425-0051371 in aid Register's Office.

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

This is improved property known as: 7108 Riverfront 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 28th day of October, 2005.

The Craig Company

By:_____
Corey Craig, Vice-President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named **Corey 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 Franklin, TN, this 28th day of October, 2005.

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NOTARY PUBLIC

My Commission Expires: 3.6.06