Davidson County DEEDWARR
Recvd: 01/17/06 10:31 3 pgs
Fees:18.00 Taxes:709.96

20060117-0005959

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
MOORELAND TITLE COMPANY, LLC
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238
(615) 782-0098

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $191,881.00

Gail Hegnatt
AFFIANT

Subscribed and sworn to before me, this 13th day of January, 2006.

Melody M. Jenkins
NOTARY PUBLIC

My Commission Expires: NOTARY PUBLIC AT LARGE

MELODY M. JENKINS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Exp.

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Rochford Realty & Construction		126-16-A-427.00
2200 Abbott Martin Rd.		126-16-A-428.00
Nashville, TN 37215	SAME	126-16-A-409.00
		126-16-A-410.00
		126-16-A-413.00
		126-16-A-414.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Riverwalk Development Partners, Inc. a Tennessee Corporation ("Grantor") does hereby bargain, sell, transfer and convey unto **Rochford Realty and Construction Co., Inc., a Tennessee Corporation** ("Grantee") its successors, representatives and assigns, property located in Nashville, Davidson County, Tennessee and more particularly described as follows:

Being Lot Nos. 499, 500, 542, 543, 546 & 547 on the Final Plat of Parkview at Riverwalk, Phase 1, a Cluster Lot Development, as shown by plat appearing of record in Instrument No. 20050215-0016985, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Riverwalk Development Partners, by deed of record in Instrument No. 20040220-0019574, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on Exhibit A attached hereto.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to ROCHFORD REALTY AND CONSTRUCTION CO., INC., its successors, representatives and assigns, forever.

AND RIVERWALK DEVELOPMENT PARTNERS, INC. does hereby covenant with ROCHFORD REALTY AND CONSTRUCTION CO., INC., that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND RIVERWALK DEVELOPMENT PARTNERS, INC. does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to said land to ROCHFORD REALTY AND CONSTRUCTION CO., INC., its successors, representatives and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

This is (X) unimproved ( ) improved property known as: Lot Nos. 499, 500, 542, 543, 546, 547, Parkview at Riverwalk Subdivision, Nashville, TN 37221

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 13th day of January, 2006.

Riverwalk Development Partners, Inc. a Tennessee Corporation

By: _____
G. Allen Patton, President

Lot Nos. 499, 500, 542, 543, 546 & 547, Parkview at Riverwalk

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. Allen Patton, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Riverwalk Development Partners, the bargainor, a Tennessee Corporation, and that he as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Riverwalk Development Partners, Inc. by himself as such President.

WITNESS my hand and official seal at Brentwood, Tennessee, on this 13th day of January, 2006.

_____
NOTARY PUBLIC

My Commission Expires: 3.6.06

EXHIBIT A
Permitted Encumbrances

1. County Taxes for 2006 and subsequent years.

2. Plan of Newsom Land of record at Plat Book 1, Page 25, and in Plat Book 1, Page 121, Chancery Court of Davidson County, Tennessee.

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

4. 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 Book 4226, Page 715, Register's Office for said County.

5. 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 said County.

6. 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.

7. Restrictive Covenants of record in Instrument No. 20011105-0121083, as amended of record in Instrument No. 20020424-0050565; Instrument No. 20040430-0049313 and Instrument 20040506-0051985; and further supplemented in Instrument No. 20050308-0025001, Register's Office for said County.

8. Declaration of Road & Utilities access easement of record in Instrument No. 20010706-0072536, Register's Office for said County.

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

10. Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for said County.

11. Charter Right of Way for CSX Transportation Railroad.

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

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

14. All matters set forth in plan of record in Instrument No. 20050215-0016985, Register's Office for Davidson County, Tennessee.

15. Agreement for Public Utilities Easement of record in Instrument No. 20040812-0097619, Register's Office for Davidson County, Tennessee.