Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $377,000.00

Affiant

Subscribed and sworn to before me, this 14th day of February 2006.

Notary Public
My commission expires: 3-10-07

Judy A. Lehman
State of Tennessee Notary Public
Williamson County

Davidson County DEEDWARR
Recvd: 02/27/06 10:54 2 pgs
Fees:13.00 Taxes:1394.90

20060227-0022206

Address of New Owner:	Send Tax Bills to:	Tax Information
Leland F. Willis 6421 Riverplace Dr. Nashville TN 37221	Bank of America 9000 Southside Blvd. Jacksonville, FL 32256	126-16-0-A035.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged James M. Winans and wife, Sylvia Winans, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Leland F. Willis and wife, Shirley G. Willis, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 35, on the Plan of Riverwalk Phase 1A, Section 1 and Phase 1B, Section 1 as shown on plat of record in Instrument No. 20011026-0117231, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James M. Winans and wife, Sylvia Winans, in Instrument 20021113-0140777 recorded 11/13/2002, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Real Estate taxes for the year 2006 and subsequent years. Tax Parcel No. 126-16-0-A035.00CO 2) All matters shown on Plat recorded in Instrument Mo. 20011026-0117231. 3) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20011105-0121083 as amended in Instrument No. 20020424-0050565, and in any allied instrument(s) referred to in said restrictions. 4) By-Laws of Riverwalk of record as Exhibit "B" of Instrument No. 20011105-0121083. 5) Charter of Riverwalk Homeowner's Association of record in Instrument No. 20020425-0051371. 6) QuitClaim Deed for common areas to Riverwalk Homeowner's Association of record in Instrument No. 20020424-0050564. 7) Landscape Agreement of record in Instrument No. 20010919-0101280. 8) Stormwater Detention Agreement of record in Instrument Nos. 20010919-0101279 and 20021119-0143687. 9) Declaration of Road and Utility Access Easements of record in Instrument No. 20010706-0072536. 10) Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984.

This property is improved property known as 6421 Riverplace Dr., Nashville, Tennessee 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title

and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 8th day of February, 2006.

James Winans by Sylvia Winans
James M. Winans
By: Sylvia Winans, Attorney In Fact

Sylvia Winans
Sylvia Winans

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 Sylvia Winans, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 8th day of February, 2006.

Notary Public

My Commission expires: 4/2.10

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of February, 2006, before me personally appeared Sylvia Winans to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James M. Winans acknowledged that such person executed the same as the free act and deed of James M. Winans.

Notary Public

My Commission expires 4/2.10

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: WG1308