BOX 13
 # 11093

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 Davidson

The actual consideration or value, whichever is for this transfer is $228,765.00

Affiant

Subscribed and sworn to before me, this 17th day of February, 2006.

Notary Public

My Commission Expires: 7.25.07

Davidson County DEEDWARR
Recvd: 03/13/06 14:22 2 pgs
Fees:13.00 Taxes:846.43
20060313-0028778

File #: 062306

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS
Mindy & Phil Thornton **1208 Widewater Court** **Nashville, TN 37221**	**New Owner**	**126-16-A 364**

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 **Mindy Thornton and husband, Phil Thorton,** 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. 485 on the Final Plat of Riverwalk, Phase 2-B, as shown by plat appearing 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 by 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:

1. Subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20011105-0121083; Instrument No. 20020424-0050565; Instrument No. 20040430-0049313; and Instrument No. 20040506-0051985. said Register's Office.
2. By-Laws 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.20041020-0126319, said Register's Office.
5. 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.
6. 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.
7. 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.
8. 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.

9. 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

10. Declaration of Road & Utilities access easement of record in Instrument No. 20010706-00725538, Register's Office for said County.

11. Stormwater Detention Agreement of record in Instrument No. 20010919-0101279 and Instrument No. 20021119-0143657 and Instrument No. 20040826-0103240, Register's Office for said County.

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

13. Charter Right of Way for CSX Transportation Railroad.

14. 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: 1208 Widewater Court, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 17th day of February, 2006.

The Craig Company

By: Amber Pratt

Amber Pratt, 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 **Amber Pratt**, with whom I am personally acquainted, and who upon his oath, acknowledged herself 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 herself as such Vice-President.

Witness my hand, at Franklin, TN, this 17th day of February, 2006.

Linda J. Ott
NOTARY PUBLIC

My Commission Expires: 1-20-10

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.