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 greater for this transfer is $275,780.00

Affiant

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

Notary Public

My Commission Expires: 1-2010

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

Davidson County DEEDWARR
Recvd: 03/27/06 10:50 2 pgs
Fees:13.00 Taxes:1020.39

20060327-0034435

File #: 062337

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS
Philip M. Francis, Trustee **7257 Riverfront Drive** **Nashville, TN 37221**	**New Owner**	**126-0-47**

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 **Phillip M. Francis, Trustee of The Phillip M. Francis Sr., Living Trust dated November 23, 1994 and Mitzi H. Francis, Trustee of The Mitzi H. Francis Living Trust dated November 23, 1994,** hereinafter called the Grantees, its heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 280 on the Final Plat of Riverwalk, Phase 3C, as shown by plat appearing of record in Instrument No. 20050706-0077607, 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., a Tennessee corporation, of record in Instrument No. 20051228-0154989, 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. 20040430-0049813; 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. 20051020-0126319, said Register's Office.
5. Landscape Agreement of record in Instrument No. 20010919-0101280, said Register's Office,.
6. Stormwater Detention Agreement of record in Instrument No. 20010919-0101279 and Instrument No. 20021119-0143687, said Register's Office.
7. Road and Utilities Access Easement of record in Instrument No. 20010706-0072536, Register's Office.
8. Plan of Newsom Land of record in Plat Book 1, Page 25 and in Plat Book 1, Page 121, Chancery Court of Davidson County,TN.
9. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20040812-

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, said Register's Office, and Judgment of record in Book 4226, Page 715, said Register's Office.

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. Subject to Charter Right of Way for CSX Transportation Railroad.

14. Subject to all matters on plan of record in Instrument No. 20031014-0151984 and in Instrument No. 20031014-01151989, said Register's Office.

This is improved property known as: 7257 Riverfront Drive, Nashville, Tennessee 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, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 14th day of March, 2006.

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 Brentwood, TN, this 14th day of March, 2006.

_____
NOTARY PUBLIC

My Commission Expires: 1/12/09

CONNIE S. MADDEN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY