Davidson County DEEDWARR
Recvd: 09/01/06 13:43 2 pgs
Fees:13.00 Taxes:1105.93
20060901-0108423

This Instrument Was Prepared By:

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 $298,900.00.

Affiant

Subscribed and sworn to before me, this 31st day of
August, 2006.

Notary Public

My Commission Expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Address New Owner	**Send Tax Bills to:**	**Map-Parcel**
Timothy and Diane Durham	Countrywide Home Loans	126-16-O-A-062.00
6657 Valleypark Drive	801 Crescent Centre Drive, Ste 510	
Nashville, TN 37221	Franklin, TN 37067	

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 Grantee, 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 **Timothy E. Durham, Sr. and Wife, Diane Durham**, 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. 62 on the Final Plat of Riverwalk, Phase 1-A, Section 1 and Phase 1-B, Section 1, as shown by plat appearing of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee, to which plat 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. 20060203-0013888, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Restrictive Covenants of record in Instrument No. 20011105-0121083, Instrument No. 20020424-0050565, Instrument No. 20040430-0049313 and Instrument No. 20040606-0051983, Register's Office for Davidson County, Tennessee.
2. By-Laws of record in Instrument No. 20011105-0121083, Register's Office for Davidson County, Tennessee.
3. Charter of the Homeowner's Association of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.
4. Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.
5. Stormwater Detention Agreement of record in Instrument No. 20010919-0101279 and Instrument No. 20021119-0143687, Register's Office for Davidson County, Tennessee.
6. Agreement for Dedication of Public utilities Easement of Record in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.
7. Road and Utilities Access Easement of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.

8. Subject to Charter Right of Way for CSX Transportation Railroad.
9. Stormwater Detention Agreement of record in Instrument No. 0040826-0103240, Register's Office for 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 granted to Tennessee Valley Authority as set forth in Grant of Transmisison Line Easement of record in Book 4257, Page 647, said Register's Office.
12. 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.
13. 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.
14. 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.
15. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20040812-0097619, said Register's Office.
16. Taxes for the year 2006 and thereafter.

This improved property known as: 6657 Valleypark 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 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 31st day of July, 2006

The Craig Company, a Tennessee Corporation

By:_____
Corey Craig, Vice-President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, 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 31st day of July, 2006.

Linda J. Ott
NOTARY PUBLIC

My Commission Expires: 1-20-10

