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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 $311,485.00.

Affiant

Subscribed and sworn to before me this 16th day of October, 2006.

Notary Public

My Commission Expires: 11/2

Davidson County DEEDWARR
Recvd: 10/17/06 14:07 2 pgs
Fees:13.00 Taxes:1152.49

20061017-0128942

Address New Owner	**Send Tax Bills to:**	**Map-Parcel**
Patrick & Amy Frogge 7237 Riverfront Drive Nashville, TN 37221	**AmSouth Bank** **2050 Parkway Office** **Birmingham, AL 35244**	126-16-A-510.00

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 **Patrick Frogge and Wife, Amy Frogge**, 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. 285 on the Final Plat of Riverwalk, Phase 3-C, as shown by plat appearing of record in Instrument No. 20050706-00776074 and as amended by Surveyor's Certificate of Correction of record in Instrument No. 20060104-0001187, 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. 20060523-0060289, 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. 20040606-0051985, 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 said County.
6. Road and Utilities Access Easement of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreement of record in Instrument No. 20040826-0103240,

Register's Office for Davidson County, Tennessee.

8. Taxes for the year 2006 and thereafter.

This improved property known as: 7237 Riverfront 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 6th day of October, 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 6th day of October, 2006.

Linda J. Ott
NOTARY PUBLIC

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: 1-20-10