This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh W. Entrekin, Atty.
7123 Crossroads Boulevard, Suite. A
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/19/06 10:28 2 pgs
Fees:13.00 Taxes:914.49
20061219-0156114

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is
for this transfer is $247,160.00

Affiant

Subscribed and sworn to before me, this 18th day of December, 2006.

Notary Public

My Commission Expires: 1-20-10

STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Address New Owner	**Send Tax Bills to:**	**Map-Parcel**
Robert & Ginger Bache 7405 Riverland Dr. Nashville, TN 37221	Countrywide Home Loans 801 Crescent Center Dr., #510 Franklin, TN 37067	P/O126-00-0-48.

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 **Robert J. Bache and wife, Ginger B. Bache**, 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 and being Lot No. 391, on the Final Plat of Riverwalk, Phase 4-C, as shown by the plat appearing of record in Instrument No. 20060328-0035052, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to The Craig Company, a Tennessee Corporation, by deed from Riverwalk Development Partners, Inc., of record in Instrument No. 20060809-0098112, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. Restrictive Covenants of record in Instrument No. 20011105-0121083, Instrument No. 20020424-0050565, Instrument No. 20040430-0049313 and Instrument No. 20040506-0051985, 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; Instrument No. 20021119-0143687 and Instrument No. 20040806-0103240, said Register's Office.
6. Road and Utilities Access Easement of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.
7. Subject to Charter Right of Way for CSX Transportation Railroad.
8. Subject to all matters on plan of record in Instrument No.20060328-0035052, said Register's Office.
9. Taxes for 2007 and thereafter.

This improved property known as: 7405 Riverland 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, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 18th day of December, 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 18th day of December, 2006.

Linda J. Ott
NOTARY PUBLIC

My Commission Expires: 1-20-10

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