Davidson County DEEDWARR
Recvd: 01/29/07 08:05 3 pgs
Fees:18.00 Taxes:206.42

20070129-0011256

THIS INSTRUMENT PREPARED BY: **Hugh W. Entrekin** **MOORELAND TITLE COMPANY, LLC** 315 Deaderick Street AmSouth Center Suite 1710 Nashville, Tennessee 37238 (615) 782-0098	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater for this transfer is $55,790.00 AFFIANT Subscribed and sworn to before me, this 17th day of January, 2007. NOTARY PUBLIC My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires March 20, 2010

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Celebration Homes LLC 7123 Crossroads Blvd., Suite C Brentwood, TN 37027	SAME	126-16-A-543.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Riverwalk Development Partners, Inc. a Tennessee Corporation ("Grantor") does hereby bargain, sell, transfer and convey unto **Celebration Homes LLC, a Tennessee limited liability company** ("Grantee") its successors, representatives and assigns, property located in Nashville, Davidson County, Tennessee and more particularly described as follows:

Being Lot No. 335 on the Final Plat of Riverwalk, Phase 3-C, as shown by plat appearing of record in Instrument No. 20050706-0077607, as amended by Surveyor's Certificate of Correction appearing of record in Instrument No. 20060104-0001187, Register's Office for Davidson County, Tennessee

Being a portion of the property conveyed to Riverwalk Development Partners, Inc. by deed of record in Instrument No. 20010425-0040967, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on Exhibit A attached hereto.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to CELEBRATION HOMES LLC, its successors, representatives and assigns, forever.

AND RIVERWALK DEVELOPMENT PARTNERS, INC. does hereby covenant with CELEBRATION HOMES LLC, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND RIVERWALK DEVELOPMENT PARTNERS, INC. does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to said land to CELEBRATION HOMES LLC. its successors, representatives and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

This is (X) unimproved ( ) improved property known as: Lot No. 335 -Riverwalk Subdivision Nashville, TN 37221

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 17th day of January, 2007. (PAT)

Riverwalk Development Partners, Inc. a Tennessee Corporation

By: _____
G. Allen Patton, President

Lot No. 335 - Riverwalk Subdivision

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. Allen Patton, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Riverwalk Development Partners, the bargainor, a Tennessee Corporation, and that he as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Riverwalk Development Partners, Inc. by himself as such President.

WITNESS my hand and official seal at Brentwood, Tennessee, on this 17th day of January, 2007. PAT

_____
NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

EXHIBIT "A"

Permitted Encumbrances

1. County Taxes for 2006, have been pro-rated and paid by Grantor, all subsequent years, a lien not yet due and payable.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. Restrictive Covenants of record in Instrument No. 20011105-0121083, Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee.

8. Declaration of Road & Utilities access easement of record in Instrument No. 20010706-0072536, Register's Office for said County.

9. Stormwater Detention Agreement of record in Instrument No. 20010919-0101279 and Instrument No. 20021119-0143687, Register's Office for said County.

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

11. Charter Right of Way for CSX Transportation Railroad.

12. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.

13. By-Laws of record in Instrument No. 20011105-0121083, Register's Office for Davidson County, Tennessee.

14. All matters set forth in plan of record in Instrument No. 20050706-0077607, as amended by Surveyor's Certificate of Correction appearing of record in Instrument No. 20060104-0001187, Register's Office for Davidson County, Tennessee.

15. Agreement for Public Utilities Easement of record in Instrument No. 20040812-0097619, Register's Office for Davidson County, Tennessee.