This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh 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 $347,520.00.

Deborah Ann Johnson
Affiant

Subscribed and sworn to before me, this 31st day of May, 2007.

Deborah H Berrie
Notary Public

My Commission Expires: 3-20-2010

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/04/07 14:31 2 pgs
Fees:13.00 Taxes:1285.82
20070604-0066271

Address New Owner:
William P. Bain
7241 Riverfront Drive
Nashville, TN 37221

Send Tax Bills To:
Sunbelt Mortgage Inc
P.O. Box 79041
Baltimore Maryland
21279

Map & Parcel:
126-16-A-509.00CO

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 **William Patrick Bain, Jr. and wife, Amy H. Bain,** 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. 284 on the Plan of Riverwalk Phase 3C of record in Instrument No. 20050706-0077607, amended by Surveyor's Certificate of Correction in Instrument No. 20060104-0001187, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to The Craig Company, a Tennessee corporation, by deed from Riverwalk Development Partners, Inc., a Tennessee corporation, of record in Instrument No. 20061122-0144982, Register's Office for Davidson County, Tennessee.

This conveyance in made subject but not limited to the following:

1. The Plan, with Owner's Certificate of record in Doc. No. 20050706-0077607, amended by Surveyor's Certificate of Correction in Doc. No. 20060104-0001187, said Register's Office.
2. Stormwater Detention Agreement in Doc. No. 20040826-0103240, said Register's Office.
3. Landscape Agreement of record in Doc. No. 20010919-0101280, said Register's Office.
4. Declaration of road and utility access easements of record in Doc. No. 20010706-0072536, said Register's Office.
5. Subject to the Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20011105-0121083, Doc. No. 20020424-0050565, Doc. No. 20040430-0049313, Doc. No. 20040506-0051985, Doc. No. 20060320-0031638, By-Laws in Doc. No. 20011105-0121083, said Register's Office.
6. Taxes for 2007 and subsequent years, which taxes are neither due nor payable.

This is improved property known as: 7241 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, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of May, 2007.

The Craig Company

By: _____

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/her oath, acknowledged himself/herself to be the Vice President of The Craig Company, the bargainor, a Tennessee Corporation, and that he/she 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/herself as such Vice President.

Witness my hand, at Brentwood, Tennessee, 31st day of May, 2007.

Connie Madden
NOTARY PUBLIC

My Commission Expires: 1/12/09

CONNIE S. MADDEN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY