WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/18/07 14:49 2 pgs
Fees:13.00 Taxes:766.64

20070618-0072740

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $207,200.00.

Diana Easley
Affiant

Subscribed and sworn to me on June 15, 2007.

John Cobb Rochford
NOTARY PUBLIC

My Commission Expires: 1/3/2011

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jeffrey T. Goodson and Crystal E. Smith 7142 Riverfront Drive Nashville, TN 37221	Pinnacle National Bank 211 Commerce Street, Ste 300 Nashville, TN 37201	Map 126-16-A, Parcel 389

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John A. H. Clark and wife, Ashley Clark, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jeffrey T. Goodson, unmarried and Crystal E. Smith, unmarried, as tenants by the entirety with right of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot Number 444 on the Plan of Final Plat Riverwalk Phase 3A as shown on plat of record in Instrument Number 20041020-0126317, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed dated June 13, 2005 from Corinthian Custom Homes, Inc., a Tennessee corporation, to John A. H. Clark and wife, Ashley Clark, of record as Instrument No. 20050615-0068390, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Any and all matters including but not limited to notes, easements, building set back, restrictions and certifications, as contained in the Plat of said Subdivision of record in Instrument No. 20041020-0126317, said Register's Office; and
3. Declaration of Covenants, Conditions and Restrictions of Riverwalk of record in Instrument No. 20011101-0121083, as amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691, and Instrument No. 20061214-0154502, said Register's Office; and
4. Charter of Riverwalk Nashville Homeowner's Association, Inc. of record in Instrument No. 20020425-0051371, said Register's Office; and
5. Quitclaim Deed Conveying Open Space and Common Areas to Riverwalk Homeowner's Association, Inc. of record in Instrument No. 20020424-0050564 and Instrument No. 20040827-0103644, said Register's Office; and
6. Agreement of Dedication of Public Utilities to Harpeth Valley Utility District of record in Book 7526, page 315; Book 7526, 318; Book 7526, page 324; Instrument No. 20021125-0145984; Instrument No. 20040812-0097619; and Instrument No. 20040817-0099486, said Register's Office; and
7. Declaration of Road and Utilities Access Easement of record in Instrument No. 20010706-0072536, said Register's Office; and
8. Storm Water Detention Agreement of record in Instrument No. 20010919-0101279; and Instrument No. 20021119-0143687, and Instrument No. 20040826-0103240; and Instrument No. 20040318-0030736, said Register's Office; and
9. Landscape Agreement of record in Instrument No. 20010919-0101280, said Register's Office; and

10. Title to that portion of land lying below the ordinary low mark of the Harpeth River; and
11. Easement for the flow of waters of the Harpeth River and the rights of the public therein; and
12. Rights of upper and lower riparian owners to the flow of the waters of the Harpeth River, free from diminution or pollution; and
13. Changes in the boundary of the subject property resulting from erosion and accretion caused by the flow of the Harpeth River; and
14. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 7142 Riverfront Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on June 15, 2007.

John A. H. Clark

Ashley Clark

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 15, 2007, before me personally appeared John A. Clark and wife, Ashley Clark to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on June 15, 2007.

NOTARY PUBLIC

My Commission Expires: 1/3/2011

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE