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

Davidson County DEEDWARR
Recvd: 06/27/07 11:38 2 pgs
Fees:13.00 Taxes:1228.40
20070627-0076737

CONNIE S. MADDEN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $332,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of June, 2007.

Notary Public

My Commission Expires: 1/12/09

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Bethany J. Witt 7245 Riverfront Drive Nashville, TN 37221	New Owner	126 16 0A 508.00

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 **Bethany J. Witt,** hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 283 on the Final Plat of Riverwalk, Phase 3-C, as of record in Instrument No. 20050706-00776074, as amended by Surveyor's Certificate of Correction of record in Instrument No. 20060104-001187, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being a 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. 20060417-0043376, Register's Office for Davidson County, Tennessee.

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

1. Subject to all matters on plan of record in Instrument No. 20050706-00776074, as amended by Surveyor's Certificate of Correction of record in Instrument No. 20060104-0001187, said Register's Office.

2. Restrictive Covenants of record in Instrument No. 20011105-0121083, Instrument No. 20020424-0050565, Instrument No. 20040430-0049313 and Instrument No. 20040506-0051985,said Register's Office.

3. By-Laws of record in Instrument No. 20011105-0121083, said Register's Office.

4. Charter of the Homeowner's Association of record in Instrument No. 20020425-0051371, said Register's Office.

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

6. Stormwater Detention Agreement of record in Instrument No. 20010919-0101279; Instrument No. 20021119-0143687 and Instrument No. 20040806-0103240, said Register's Office.

7. Agreement for Dedication of Public utilities Easement of Record in Instrument No. 20021125-0145984, said Register's Office.

8. Road and Utilities Access Easement of record in Instrument No. 20010706-0072536, said Register's Office.

9. Subject to Charter Right of Way for CSX Transportation Railroad.

10. Stormwater Detention Agreement of record in Instrument No. 0040826-0103240, said Register's Office.

11. 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, said Register's Office.

12. Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, said Register's Office, and Judgment of record in Book 4226, Page 715, said Register's Office.

13. Charter of the Homeowner's Association of record in Instrument No. 20020425-0051371, said Register's Office.

14. Easements and Rights granted to Tennessee Electric Power Company as set forth in Instruments of record in Book 751, Page 375 and Book 787, Page 7, said Register's Office.

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

16. Plan of Newsom Land of record in Plat Book 1, Page 25 and Plat Book 1, Page 121 Chancery Court of Davidson County, Tennessee.

17. All assessments and taxes due in 2007 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 7245 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 20th day of June, 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, 20th day of June, 2007.

_____
NOTARY PUBLIC

My Commission Expires: 1/12/09

CONNIE S. MADDEN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 12, 2009