WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $204,300.00.

Joseph W. Cottrell
Affiant

Subscribed and sworn to me on October 1, 2007.

Tara Steward
NOTARY PUBLIC

My Commission Expires: 8/23/11

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

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

Davidson County DEEDWARR
Recvd: 10/02/07 13:40 4 pgs
Fees:23.00 Taxes:755.91
20071002-0117396

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Joseph W. and Mary Alice Cottrell 1087 Riverspring Drive Nashville, TN 37221	SAME	126-160-A-435.00

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, Rochford Realty and Construction Co., Inc., a Tennessee corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Joseph W. Cottrell and wife, Mary Alice Cottrell, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee being Lot No. 507 on the Final Plat of Parkview at Riverwalk, Phase 1, a Cluster Lot Development, as shown by plat appearing of record in Instrument No. 20050215-0016985, Register's Office for Davidson County, Tennessee.
>
> Being a part of the same property conveyed from Riverwalk Development Partners, Inc., a Tennessee corporation to Rochford Realty and Construction Co., Inc. a Tennessee corporation, by Special Warranty Deed, dated February 12, 2007 and recorded in Instrument No. 20070213-0018231, Register's Office for Davidson County, Tennessee.

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. All matters set forth in plan of record in Instrument No. 20050215-0016985, Register's Office for Davidson County, Tennessee; and
3. Plan of Newsom Land of record in Plat Book 1, Pages 25 and 121, Chancery Court of Davidson County, Tennessee; and
4. 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, said Register's Office; and
5. 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 Book 4226, Page 715, said Register's Office; and

6. 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; and
7. 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, said Register's Office; and
8. Restrictive Covenants of record in Instrument No. 20011105-0121083, as amended of record in 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 further supplemented in Instrument No. 20061214-0154502, Register's Office for said County. Company provides affirmative coverage and insures Loan Policy Insured that building restrictions have not been violated and any future violations will not work a forfeiture or reversion of title; and
9. Landscape Agreement of record in Instrument No. 20010919-0101280, said Register's Office; and
10. Charter of Homeowners Association in Instrument No. 20020425-0051371, said Register's Office.; and
11. TVA easement of record in Book 4230, Page 987, said Register's Office; and
12. Stormwater Detention Agreement of record in Instrument No. 20040507-0052414, said Register's Office; and
13. Greenbelt Applications of record in Book 9996, Page 579, 580 and 581, said Register's Office; and
14. Ingress/Egress Easements as noted in Deed of Trust of record in Instrument No. 20040507-0052414, said Register's Office; and
15. Declaration of Road & Utilities access easement of record in Instrument No. 20010706-0072536, said Register's Office; and
16. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, said Register's Office; and
17. Agreement for Public Utilities Easement of record in Instrument No. 20040812-0097619, said Register's Office; and
18. Charter of Right Of Way for CSX Transportation Railroad; and
19. Title to that portion of the premises embraced within the bounds of the railroad charter right of way; and
20. Rights of way for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land; and
21. Subject to the flow of the Harpeth River; and
22. Navigable waterway; and
23. Any adverse claim based upon the assertion that some portion of said land is title or submerged land, or has been created by artificial means or has accreted to such portion so created.; and
24. Any enlargement or loss of land by reason of avulsion and revulsion of land and questions of ownership caused by subsequent rebuilding or reformation of land; and
25. Rights, title and interest, if any, the State of Tennessee in that part of the land, if any, extending beyond the mean high watermark of the Harpeth River; and
26. Title to that portion of the property lying between high and low water marks of the bank of the Harpeth River, and the rights of upper and lower riparian owners in and to said river are excepted herefrom; and
27. Rights of upper and lower riparian owners in and to the waters of the Harpeth River crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution; and
28. 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 1087 Riverspring 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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its 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 October 1, 2007.

Rochford Realty and Construction Co., Inc

By: James G. Morrissey

James G. Morrissey

Its: Vice President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

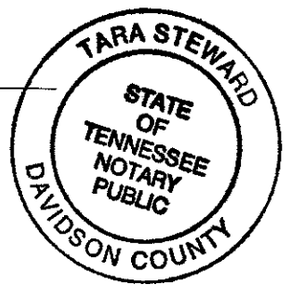
Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared James Morrissey, an authorized representative of Rochford Realty and Construction Co., Inc. a Tennessee Corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an authorized representative of Rochford Realty and Construction Co., Inc., a Tennessee Corporation, the within named bargainor, and that he/she as such authorized representative of Rochford Realty and Construction Co., Inc., a Tennessee Corporation, has duly authorized and executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/herself as authorized representative of Rochford Realty and Construction Co., Inc., a Tennessee Corporation.

Witness my hand and official seal on October 1, 2007.

Tara Steward

NOTARY PUBLIC

My Commission Expires: 8/23/11



Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, John Webb, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-23-2010.

JOHN WEBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY