File Box 30

Davidson County DEEDWARR
Recvd: 10/02/07 13:52 2 pgs
Fees:13.00 Taxes:855.81
20071002-0117425

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $231,300.00

Subscribed and sworn before me this the 28th day of September, 2007.

(Affix Seal) JENNIFER MARIE CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Affiant

Notary Public

WARRANTY DEED

700614

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Kelly Oakley and husband, Brent Oakley
1409 Bending River Drive
Nashville, TN 37221-6592

Send tax bills to:
ountrywide Home Loans, Inc.
3011 Armory Drive, Suite 120
Nashville, TN 37204

Map 126-16-A, Parcel 408 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Corinthian Custom Homes, Inc

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Kelly Oakley and husband, Brent Oakley

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 541 on the Plat of Final Plat Parkview at Riverwalk, Phase 1 of record in Instrument No. 20050215-0016985, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Corinthian Custom Homes, Inc., a Tennessee Corporation by Deed of record in Instrument No. 20060428-0048888; dated 4/26/06; said Register's Office.

Subject to taxes for the year 2007, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

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

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantee, an
2. 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; and
3. Any and all matters including but not limited to notes, easements, building set backs, restrictions and certifications as contained in the Plat of said Subdivision of record in Plat Instrument No. 200502150016985 , Register's Office for said County; and
4. Easements and rights granted to Nashville, Chattanooga and St. Louis Railway as set forth in instrument of record in Book 513, page 396, Register's Office for said County; and
5. 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; and
6. Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration to Taking of record in Book 4205, page 194, Register's Office for said County, and Judgment of record in Book 4226, page 715, Register's Office for said County; and
7. Easement 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; and
8. 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 and Instrument No. 20040506-0051985; Amended in Instrument No. 20060320-0031638;Register's Office for said County; and
9. Charter of Riverwalk Nashville Homeowner's Association, Inc., of record in Instrument No. 20020425-0051371, Register's Office for said County; and
10. Quitclaim Deed Conveying the Open Space and Common Areas to Riverwalk Homeowner's Association, Inc., of record in Instrument No. 20020424-0050564, and Instrument No. 20040827-0103644; Register's Office for said County; and

11. Agreement for Dedication of Public Utilities to Harpeth Valley Utility District of record in Book 7526, Page 315; Book 7526, Page 318; Book 7526, page 324; and Instrument No. 20021125-0145984 and Instrument No. 20040812-0097619, Register's Office for said County; and
12. Storm Water Detention Agreement of record in Instrument No. 20010919-0101279; and Instrument No. 20021119-0143687 and Instrument No. 20040318-0030734 and Instrument No. 20040826-0103240, Register's Office for said County; and
13. Landscape Agreement of record in Instrument No. 20010919-0101280 and Instrument No. 200611030136691 and Instrument No. 200612140154502; Register's Office for said County; and
14. Title to that portion of the land lying below the ordinary low mark of the Harpeth River; and
15. Easement for the flow of waters of the Harpeth River and the rights of the public therein; and
16. Rights of Upper and lower riparian owners to the flow of the waters of the Harpeth River, free from diminution or pollution; and
17. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Harpeth River; and
18. TVA Permit and Covenants Easement of record in Instrument No. 20070917-0111227; said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS: 1409 Bending River Drive, Nashville, TN, 37221

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

Subscribed and sworn before me this the 28th day of September, 2007.

Corinthian Custom Homes, Inc

John Bell, Settlement Officer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, Settlement Officer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Settlement Officer of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this .

My commission expires:_____

Notary Public

JENNIFER MARIE CROWELL STATE OF TENNESEE NOTARY PUBLIC LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010