Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/05/08 12:44 2 pgs
Fees:13.00 Taxes:795.50

20080505-0046038

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $215,000.00.

Affiant

Subscribed and sworn to me on April 30, 2008.

NOTARY PUBLIC

My Commission Expires: 8-9-09

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

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 #
Lisa Woodbury 1320 Westvale Drive Nashville, TN 37221	Owner	126-16-0-A-670.00 CO

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 **LISA WOODBURY, a single woman, and CHRISTOPHER R. LILLIE, a single man,** 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. 578 on the Plan of Final Plat of Parkview at Riverwalk, Phase 2, a Cluster Lot Development, of record in Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Rochford Realty and Construction Co., Inc., a Tennessee corporation by deed from Riverwalk Development Partners, Inc., a Tennessee corporation, dated December 18, 2007 of record in Instrument No. 20071218-0145054, Register's Office for Davidson County, Tennessee.

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

1. 2008 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Instrument No. 20011105-0121083, 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502, Register's Office for Davidson County, Tennessee.
4. By-Laws for Parkview at Riverwalk contained of record in Instrument No. 20011105-0121083, said Register's Office.
5. Charter for Parkview at Riverwalk contained of record in Instrument No. 20020425-0051371, said Register's Office.
6. Landscape Agreement contained of record as Instrument No. 20010919-0101280, said Register's Office.
7. Subject to easements as set forth in an instrument of record in Book 751, Page 375, Book 787, Page 7, Book 4257, Page 647, Book 7526, Page 315, 318 and 324, Instrument No. 20010706-0072536, 20010919-0101279, 20021119-0143687, 20040318-0030734, 20021125-0145984, 20040812-0097619, 20040507-0052414, Book 4205, Page 194, Book 4226, Page 715 and Book 4230, Page 987, said Register's Office.

8. Subject to all of those facts, conditions and limitations shown on the Plat of record in Instrument No. 20061101-0135728, said Register's Office.

This property is also known as improved property located at 1320 Westvale 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 April 30, 2008.

Rochford Realty and Construction Co., Inc.,
a Tennessee corporation
By: _____
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 April 30, 2008.

_____
NOTARY PUBLIC

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 8/23/11