RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/09/08 09:17 3 pgs
Fees:18.00 Taxes:1295.00
20081009-0102338

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF October, 2008.

Notary Public

MY COMMISSION EXPIRES: Exp. 8/9/09

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Mitchell, Jr.	Countrywide Bank, FSB	126-16A-35
(NAME)	(NAME)	
6421 Riverplace Dr.	3011 Armory Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 3rd day of October, 2008, by and between LELAND F. WILLIS AND SHIRLEY G. WILLIS, HUSBAND AND WIFE, party of the first part, and James R. Mitchell, Jr. and wife, Chastity H. Mitchell, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 35, on the Plan of Riverwalk Phase 1A, Section 1 and Phase 1B, Section 1 as shown on plat of record in Instrument No. 20011026-0117231, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to LELAND F. WILLIS AND SHIRLEY G. WILLIS , HUSBAND AND WIFE by deed from JAMES M. WINANS AND SYLVIA WINANS, filed of record in Record Instrument No. 20060227-0022206 , Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Leland F. Willis
LELAND F. WILLIS

Shirley G. Willis
SHIRLEY G. WILLIS

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named LELAND F. WILLIS, HUSBAND OF SHIRLEY G. WILLIS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 7th day of July, 2008.

Commission expires:

MARSHA K WOODARD
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
NOV. 7, 2010

Marsha K Woodard
Notary Public

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named SHIRLEY G. WILLIS, WIFE OF LELAND F. WILLIS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 10th day of July 2008.

Commission expires: 11-7-2011

Patricia Smith
Notary Public

PATRICIA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: 280400785

EXHIBIT B

Subject to all matters as set forth per Instrument No. 20011026-0117231, Register's Office of said County.

Restrictive Covenants of record in Instrument No. 20011105-0121083, as amended in Instrument No. 20020424-0050565, Register's Office of said County.

By-laws of Riverwalk of record as Exhibit "B" of Instrument No. 20011105-0121083, Register's Office of said County.

Charter of Riverwalk Homeowner's Association as shown of record in Instrument No. 20020425-0051371, Register's Office for said County.

Quit Claim Deed for common areas to Riverwalk HOA of record in Instrument No. 20020424-0050564, Register's Office of said County.

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

Storm Water Detention Agreement as shown of record in Instrument Nos. 20010919-0101279 and 20021119-0143687, Register's Office for said County.

Declaration of Road and Utility Access Easements of record in Instrument No. 20010904-0072536, Register's Office of said County.

Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, Register's Office of said County.