BILL GARRETT, Davidson County
Trans:T20090051660 DEEDWARR
Recvd: 07/31/09 08:30 2 pgs
Fees:13.00 Taxes:189.88
20090731-0071546

THIS INSTRUMENT PREPARED BY:
MOORELAND TITLE COMPANY, LLC
315 Deaderick St., Ste. 1710
Nashville, TN 37238
615-376-9400

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $51,318.00

AFFIANT

Subscribed and sworn to before me, this 10th day of July, 2009.

NOTARY PUBLIC

My Commission Expires: 1-20-10

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Address New Owners as Follows:
Rochford Realty & Construction Co.
2200 Abbott Martin Road
Nashville, TN 37215

Send Tax Bills To:
SAME

Map-Parcel Numbers
126-16-0A-651.0000

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Riverwalk Development Partners, Inc. a Tennessee Corporation ("Grantor") does hereby bargain, sell, transfer and convey unto **Rochford Realty & Construction Company, Inc., a Tennessee Corporation** ("Grantee") its successors, representatives and assigns, property located in Nashville, Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 522 on the Final Plat of Parkview at Riverwalk, Phase 2, a Cluster Lot Development, as of record in Instrument No. 20061101-0135728, Register's office for Davidson County, Tennessee.

Being a portion of the property conveyed to Riverwalk Development Partners, Inc. by deed of record in Instrument No. 20050411-0039395, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on Exhibit A attached hereto.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to ROCHFORD REALTY & CONSTRUCTION COMPANY, INC, its successors, representatives and assigns, forever.

AND RIVERWALK DEVELOPMENT PARTNERS, INC. does hereby covenant with ROCHFORD REALTY & CONSTRUCTION COMPANY, INC, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND RIVERWALK DEVELOPMENT PARTNERS, INC. does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to said land to ROCHFORD REALTY & CONSTRUCTION COMPANY, INC. its successors, representatives and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

This is (X) unimproved ( ) improved property known as: Lot No 522-Parkview at Riverwalk Subdivision,

Nashville, TN

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 10th day of July, 2009.

Riverwalk Development Partners, Inc. a Tennessee Corporation

By: _____
G. Allen Patton, President

Lot No. 522 – Parkview at Riverwalk Subdivision

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. Allen Patton, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Riverwalk Development Partners, the bargainor, a Tennessee Corporation, and that he as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Riverwalk Development Partners, Inc. by himself as such President.

WITNESS my hand and official seal at Brentwood, Tennessee, on this 10th day of July, 2009.

_____
NOTARY PUBLIC

My Commission Expires: 1-30-10

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

EXHIBIT "A"