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This Instrument Was Prepared By:
Davis & Jordan, P.C.
5210 Maryland Way, #202
Brentwood, TN 37027

BOOK 10835 PG 441

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF THIRTY-FOUR THOUSAND NINE HUNDRED DOLLARS ($34,900.00), cash in hand paid, the receipt of which is hereby acknowledged, Tex-Mex Partners, LLC ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto French River Development, LLC, a Tennessee limited liability company ("Grantee") the following described real estate located in Davidson County, Tennessee. more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the plan of Wildflower Place of record in Plat Book 9700, page 444 Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description.

Being part of the property conveyed to Tex-Mex Partners, LLC by Deed of record in Book 10450, page 957, Registers office for said County.

This conveyance is subject to any and all restrictions, conditions, and easements of record.

This property is known as 7049 Wild Iris Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

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IDENTIFICATION REFERENCE

WITNESS the signature of the Grantor this 10th day of March, 1998.

Chief Manager
Grantor

STATE OF TENNESSEE )
) SS
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the State County aforesaid, W. H. Eason, Member of Tex-Mex Partners, LLC, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he acknowledged that he is the General Partner of Tex-Mex Partners, LLC, who is the Managing Member of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal this 10th of March, 1998.

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

My Commission Expires: My Commission Expires JULY 27, 2001

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STATE OF TENNESSEE )
) SS
COUNTY OF DAVIDSON )

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VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $34,900, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 10th day of March, 1998.

Notary Public

Commission Expiration: My Commission

RETURN TO:

W William Davis
Davis & Jordan, PC
5210 Maryland Way, #202
Brentwood, TN 37027

SEND TAX BILLS TO:

French River Development Company, LLC
4004 Hillsboro Road
Suite 240
Nashville, TN 37215

PROPERTY ADDRESS:

7049 Wild Iris Drive
Nashville, TN 37221

MAP PARCEL NUMBER
142-15-E 14.00

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**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10835 PG 443

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 34900.00
CON TX 129.13
PRFEE 1.00
WDEED 8.00
TOTAL 138.13
CHECK 138.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. & REFERENCE
98 MAR 12 PM 2:28

No. 1265257