STATE OF TENNESSEE
COUNTY OF Williamson)
The actual consideration or value whichever is greater, for this transfer is $ $ 34,900
Subscribed and sworn to before me this 17 day of March

JERRI A. YOUNG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE (Affix Seal)

My commission expires: My Commission Expires March 21, 1998

Affiant Jerri A. Young

Notary Public

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. 0
7000 Executive Center Drive, Suite 100, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
French River Development Company	Owner
4004 Hillsboro Road, Suite 240	
STREET ADDRESS	STREET ADDRESS
Nashville, TN 37215	
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 142-15 E15 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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Tex-Mex Partners, LLC

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO French River Development Company, LLC

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

Being Lot Number 15 on the Plan of Wild Flower Place, of record in Plat Book 9700 at page 444, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

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

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

04201118 IDENTIF. & REFERENCE 98 APR -2 AM 8:26 DAVIDSON COUNTY, TN

THIS IS IMPROVED PROPERTY KNOWN AS Bellevue Road, 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 heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, 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 heirs 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 my hand this 17 day of March , 1998

Tex-Mex Partners, LLC

by: _____
W. H. Eason, Member

State of Tennessee
County of Williamson

On this 17 day of March , 1998 , before me personally appeared Tex-Mex Partners, LLC to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

State of Tennessee
County of

On this 17 day of March 17, , 1998 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and 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.

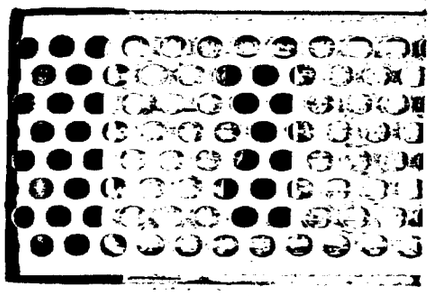
Witness my hand and official seal on March 19, 1998.

Notary Public

My commission expires:

JERRI A. YOUNG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires March 21, 1998

4280 04/02 0101 03CHECK 138.13



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

RECEIVED OF _____

FOR _____

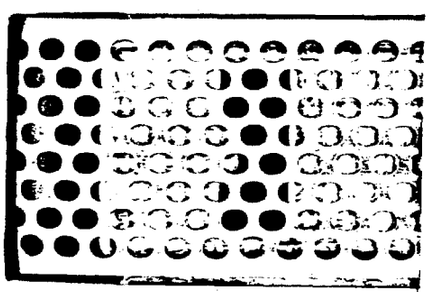
BOOK 10866 PG 735

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 01 4280



0420118
IDENTIF. # REFERENCE

98 APR -2 AM 8:26

DAVIDSON COUNTY, TN.

No. 1274538