STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value whichever is greater, for this transfer is $ 34,900.00
Subscribed and sworn to before me, this the day of
April 19 98

My commission expires: 3-23-2002
(Affix Seal)

VICKI COSTLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Affiant

Notary Public

My Commission Expires MAR. 23, 2002

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. 0 7000 Executive Center Drive, Suite 100, Brentwood, TN 37027	
ADDRESS OF NEW OWNER: French River Development Company	SEND TAX BILLS TO: Owner
4004 Hillsboro Road, Suite 240	
STREET ADDRESS Nashville, TN 37215	STREET ADDRESS
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 142-15-E-9	

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 9 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.

THIS IS IMPROVED PROPERTY KNOWN AS 7032 Wild Iris Drive, 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 27 day of April ,1998

Tex-Mex Partners, LLC

by: _____
W. H. Eason, Member

State of Tennessee
County of Williamson

On this 27 day of April , 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 27 day of April 27, , 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 Davidson

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 4/29/98.

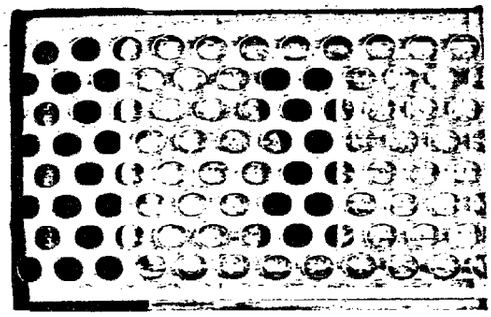
Michele E. Burnette
Notary Public

My commission expires:

3/25/2000

0437678
IDENTIF. & REFERENCE
98 MAY 13 PM 3:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7045 05/13 0101 03CHECK 13



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

RECEIVED OF _____

FOR _____

BOOK 10930 PG 701

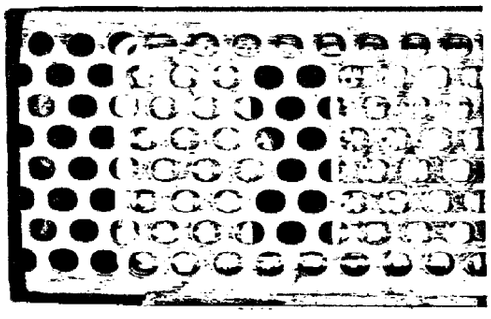
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

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

05/13/98 01 15:13 0001 7045

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0437678
IDENTIF. ↑ REFERENCE

98 MAY 13 PM 3:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1293059