WARRANTY DEED

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~209,214.00~~ 21,730.45 MDB

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 98

NICKI COSTLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 3-23-2002 (AFFIX SEAL)

TCB-BHRE-98-636

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

MAIL TAX BILLS AFTER MAR. 23, 2002

557 Sam Ridley Pkwy. W. Suite A, Smyrna, TN 37167
[illegible]in Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark D. Branan	First Mortgage Investment	MAP 142-15
(NAME)	(NAME)	
7032 Wild Iris Drive	5425 Martindale	GROUP E
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Shawnee, KS 66218	PARCEL 9
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, French River Developement, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark D. Branan and wife, Sarah Harper Branan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 9 on the Plan of Wildflower Place, as of record in Plat Book 9700, Page 444, is amended by Surveyor's Certificate of correction of record in Plat Book 10638, page 498, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tex-Mex Partners, LLC, by Deed from Jim Lampley and Lois Beckham, Heirs-at-Law of Berdie S. Dillard, of record in Deed Book 10450, Page 957, Register's Office for Davidson County, Tennessee. Said property conveyed to French River Development by Deed from Tex-Mex Partners, LLC of record in Deed Book 10930, page 649, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 10395, page 316, Register's Office for said County.

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

unimproved ( )
is improved (X) property, known as 7032 Wild Iris Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 30th day of April 19 98

French River Developement, LLC
By:
Hunter McDonald, III, Chief Manager

STATE OF TENNESSEE
COUNTY OF

,Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Hunter McDonald, III and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager and _____ respectively of the French River Developement, LLC the within named bargainor, and corporation, and that he as such Chief Manager and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Hunter McDonald, III as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 30th day of April 19 98 .

My commission expires 3-3-99

VALERIE R. WRIGHT NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN

Notary Public

98 MAY 13 PM 3:09
FELIX Z. HILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0437679

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
TITLE CONNECTION, INC.

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 4733 Andrew Jackson Pkwy, #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☒ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

7046 05/13 0101 03CHECK

790

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

RECEIVED OF _____

FOR _____

BOOK 10930 PG 704

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	
				211130.45
			CON TX	781.18
			PRFEE	1.00
			WDEED	8.00
			TOTAL	790.18
			CHECK	790.18
05/13/98		01	15:13 0001	7046

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0437679
IDENTIF. ↑ REFERENCE

98 MAY 13 PM 3:09

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1293060