48A Rea

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 279,307.91

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd DAY OF June 19 99

Notary Public 5-20-2003

MY COMMISSION EXPIRES: ~~January 29, 2000~~
(AFFIX SEAL)

5-20-2003

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shahin Mohsenin	First American National Bank	142-15-E-13
(NAME)	(NAME)	
7048 Wild Iris Drive	First American Center	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37237	
(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 Development Co. LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shahin Mohsenin and wife, Beatrix Mohsenin

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:

Land in Davidson County, TN, being Lot No. 13 on the Plan of Wildflower Place, of record in Book 9700, Page 444, corrected by Surveyor's Certificate of Correction of record in Book 10638, Page 498, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to French River Development Company, LLC by deed from Tex-Mex Partners, LLC, by instrument being recorded simultaneously herewith.

Subject to restrictions of record in Book 10395, Page 316, as amended in Book 10842, Page 1; easement of record in Book 9981, Page 190; and all matters shown on the plan of record.

0595745
IDENTIFICATION REFERENCE

99 JUN -4 AM 11:13
ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 7048 Wild Iris Drive, Nashville, TN 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 3rd day of June 19 99

French River Development Co. 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 Development Co. 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 3rd day of June 19 99 .

My commission expires ~~January 29, 2000~~ 5-20-2003

_____
Notary Public

TERESA [illegible]
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY

My Commission Expires ~~January 29, 2000~~ 5-20-2003

5352 06/04 0101 03CHECK 1044.43

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11512 PG. 89

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0595745

IDENTIFICATION REFERENCE

99 JUN -4 AM 11:13

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	279307.91
CON TX	1033.43
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1044.43
CHECK	1044.43

06/04/99 01 11:17 0001 5352

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1469859