FILE BOX-9B
FIRST TITLE & ESCROW CO., INC.
#16656

WARRANTY DEED

TCB-FMC-98-4822

STATE OF TENNESSEE
COUNTY OF

BOOK 11580 PAGE 112

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 222,364.83

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 1999

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES:
(AFFIX SEAL)

My Commission Expires Sep...

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW

155 Franklin Rd., Suite 150, Brentwood, TN 37027 — 1885-B Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bonnita V. Duckworth (NAME)	First Republic Mortgage (NAME)	142
7033 Wild Iris Drive (ADDRESS)	9210 Corporate Boulevard (ADDRESS)	15 E
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Rockville, MD 20850 (CITY) (STATE) (ZIP)	18

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 Company, LLC, a Limited Liability Company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bonnita V. Duckworth, unmarried,

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. 18 on the Plan of Wildflower Place, as of record in Plat Book 9700, Page 444, and amended in 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 a Tennessee limited liability co. by deed from Jim Lampley and Lois Beckham heirs-at-law of Berdie S. Dillard of record in Deed Book 10450, page 957, and having since been deeded to French River Development Company,LLC of record in Book 11580, page 109, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 10395, page 316, and Book 10842, page 1, Register's Office for said County.

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

99 JUL 20 PM 12:20

06138011

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 7033 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 15th day of July 19 99

French River Development Company, LLC

BY: Hunter McDonald, III
Member and Chief Manager

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named French River Development

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 Member and Chief Manager and _____ respectively of the French River Development Company, LLC the within named bargainor, and that he as such Member and Chief Manager and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company Hunter McDonald, III as such member and Chief Manager and _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 15th day of July 19 99.

My commission expires _____

_____
Notary Public

GEORGE E. MILLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY
My Commission Exp.

RETURN TO:
TITLE CONNECTION, INC.

☐ 1885-B Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

0613801

99 JUL 20 AM 12:20

BOOK 11580 PAGE 114

CASH
225364.63
BOK TX 822.75
TITLE 1.00
VDEED 8.00
CFEE 2.00
TOTAL 833.75
CHECK 833.75
07/20/99 01 12:23 0004 476B

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1493078