99-8-10-0

BOOK 11619 PAGE 335

File Box ~~198~~

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th DAY OF August 19 99

Notary Public

MY COMMISSION EXPIRES May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
FRENCH RIVER DEVELOPMENT COMPANY	"DOZIERS"	MAP 127
(NAME)	(NAME)	
4004 Hillsboro Road, Ste. 240		PARCEL 085
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		F.B.#: 09D-07395
(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, EDWARD M. POLK, JR., AS TO A 1/2 UNDIVIDED INTEREST, SANDRA NALL CARTER AND SINCLAIR BUNTIN, EACH AS TO A 1/4 UNDIVIDED INTEREST HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRENCH RIVER DEVELOPEMENT COMPANY, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY 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 lying in the 23rd (twenty-third) Councilmanic District of Nashville, Davidson County, Tennessee, at a northeasterly intersection of U.S. Interstate 40 West, George Horn Road (access road), and Harpeth Valley Road, and more particularly described according to a survey by James M. Lukens, Tennessee Registered Land Surveyor No. 103165, dated June 24, 1999, as follows:

BEGINNING at a concrete monument found in the easterly right-of-way of Harpeth Valley Road, said monument being the northwesterly corner of the property surveyed and the south westerly corner of Lot 63 of Bellevue Manor Subdivision of record in Plat Book 3600, Page 32, at the Register's Office for Davidson County, Tennessee;

THENCE, leaving the easterly right-of-way of Harpeth Valley Road, N 89 deg. 49' 58" E 699.17 feet to an iron pin set, being the northwesterly corner of Dan M. Kestner, property of record in Deed Book 1491, Page 528, said Register's Office;

THENCE, leaving said Bellevue Manor Subdivision and running with said Kestner property, S 05 deg. 23' 00" W, 338.06 feet to a Tpost found in the northern right-of-way of U.S. 40 West, (George Horn Access Road);

CONTINUED

0075 08/13 0101 03CHECK 2235.00

unimproved (X)
This is improved ( ) property, known as 5.9 acres +/-, 23rd District,
(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 our hand s this 11th day of August 1999

Edward M. Polk Jr.
EDWARD M. POLK, JR.

Sandra Nall Carter
SANDRA NALL CARTER

SINCLAIR BUNTIN Sinclair Buntin
By: Edward M. Polk, Jr.
EDWARD M. POLK, JR., ATTORNEY-IN-FACT

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

THENCE, with said Interstate 40 right-of-way S 70 deg. 07' 28" W, 174.01 feet to an iron pin set, being the southeasterly corner of the Harpeth Valley Utility District property of record in Deed Book 9443, Page 938, said Register's Office;

THENCE, with said Harpeth Valley Utility District, N 19 deg. 52' 32" W, 45.00 feet to an iron pin set;

THENCE, S 70 deg. 07' 28" W, 50.00 feet to an iron pin set;

THENCE, S 19 deg. 52' 32" E, 45.00 feet to an iron pin set, in the northerly right-of-way of U.S. Interstate 40 West (George Horn Access Road);

THENCE, with said Interstate 40 West, S 70 deg. 07' 28" W, 22.00 feet to a concrete monument found;

THENCE, S 89 deg. 27' 41" W, 389.21 feet to a concrete monument found in the easterly right-of-way of Harpeth Valley Road;

THENCE, with said Harpeth Valley Road, along a curve to the left, having a central angle of 20 deg. 27' 37", a radius of 563.14 feet, to a chord bearing N 00 deg. 53' 37" W, 208.91 feet, an arc length of 210.13 feet to a concrete monument found;

THENCE, N 11 deg. 35' 00" W, 217.36 feet to the POINT OF BEGINNING.

BEING part of the same property conveyed to Edward M. Polk, Jr., as to one-half undivided interest, Sandra Nall Carter, as to one-fourth undivided interest and Sinclair Buntin, as to one-fourth undivided interest, by Deed from James Patrick O'Dwyer, of record in Book 5677, Page 345, and by Deed from Olivia Polk Buntin, of record in Book 8487, Page 906, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This property is unimproved and is not now ~~nor ever have been~~ the principal place of residence of the Grantors herein. EP SBB by EP Inc

06024297

IDENTIF. + REFERENCE

99 AUG 13 PM 3:38

ALL STATE TITLE REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

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

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EDWARD M. POLK, JR. AND SANDRA NALL CARTER, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 11th day of August, 1999.

My Commission Expires: 5/28/2003

_____
Notary Public

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN — PETER WEISS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11th day of August, before me personally appeared EDWARD M. POLK, JR., to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of SINCLAIR BUNTIN, and acknowledged that he executed the same as the free act and deed of the said SINCLAIR BUNTIN.

My Commission Expires: 7/24/99

_____
Notary Public

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN — PETER WEISS

DCTN01WC

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11619 PAGE 335

99 AUG 13 PM 3:38

REGISTER
DAVIDSON COUNTY, TN.

0624297
IDENTIF. ↑ REFERENCE

CAMT 600000.00
CON TX 2220.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 2235.00
CHECK 2235.00

08/13/99 01 15:37 0001 6075

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1506333