20-1-282

WARRANTY DEED

Instr:200008010076019 Page: 1 OF 2
REC'D FOR REC 08/01/2000 1:47:40PM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $637.81

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,380.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July 2000

Notary Public

MY COMMISSION EXPIRES: 1/3/2004
(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
THOMAS L. HEARN (NAME)	"NEW OWNERS" (NAME)	MAP 127
915 Harpeth Valley Place-Unt 4B (ADDRESS)	(ADDRESS)	GROUP 085
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	F.B.# 09D-07395

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 COMPANY, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS L. HEARN AND WIFE, DEBORAH HEARN

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, Tennessee, being Unit No. 4B on the Plan of Harpeth Valley Office Park Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By Laws, of record in Instr. 20000324002968, and by Supplement and Amendment to the Master Deed of record in Instr. 200007100067784, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Harpeth Valley Office Park Condominiums, as shown on Exhibit "A" to the Supplement and Amendment to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING part of the same property conveyed to French River Development Company, L.L.C., a Tennessee Limited Liability Company, by Deed from 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, of record in Book 11619, Page 335, Register's Office for Davidson County, Tennessee. Articles of Organization of French River Development Company, L.L.C., of record in Book 10084, Page 293, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 915 Harpeth Valley Place-UNT 4B, 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 13th day of July 2000

FRENCH RIVER DEVELOPMENT COMPANY, L.L.C., A TENNESSEE

By:
Hunter McDonald, III, Chief Manager

LEGAL DESCRIPTION CONTINUATION

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By Laws establishing a Horizontal Property Regime of Harpeth Valley Office Park Condominiums, of record in Instr. 200003240029968, said Register's Office; and Declaration of Covenants, Conditions, and Restrictions of Harpeth Valley Office Park, of record in Book 11651, Page 501, said Register's Office; easements and setback lines as set forth on the above plan of record. Taxes have not been prorated as of the date of the recording of this instrument. Grantee(s) shall pay their prorata share of property taxes for the tax year of 2000 to the Grantor within Thirty (30) Days after notification by Grantor of Grantee(s) prorata portion.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, he undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Hunter McDonald, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Chief Manager of FRENCH RIVER DEVELOPMENT COMPANY, L.L.C., the within named bargainor, a Tennessee limited liability company, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

WITNESS my hand and official seal at office at Brentwood, Tennessee, this 13th day of July, 2000.

Notary Public

My Commission Expires: 5/28/03

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN