WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/04/01 13:51 2pgs
Fees:13.00 Taxes:807.26

20011004-0107976

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 211,757.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September 2001

Notary Public

MY COMMISSION EXPIRES: 7/24/04
(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
MICHAEL J. NESTLEBUSH	New Owner	MAP 155-08-0-C
(NAME)	(NAME)	
7136 Poplar Creek Trace		PARCEL 063CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		FB #09D-80309
(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 COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL J. NESTLEBUSH AND WIFE, DENISE E. NESTLEBUSH

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 Lot No. 63 on the Plan of Poplar Creek Estates, a Planned Unit Development, Phase 2, of record in Book 6900, Pages 339-347, as amended in Book 700, Pages 888 and 889, 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 part of the same property conveyed to French River Development Company, LLC, a Tennessee Limited Liability Company, by Deed from Landmark Management Corporation, a Tennessee corporation, of record in Instrument No. 20000602-0055176, and rerecorded in Instrument No. 20010507-0046657, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Poplar Creek Estates, of record in Book 9472, Page 824, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and _____ by the Grant__(s) herein.

unimproved ( )
This is improved (X) property, known as 7136 Poplar Creek Trace, 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 28th day of September 2001

FRENCH RIVER DEVELOPMENT COMPANY, LLC
By: [signature]
~~Hunter McDonald (III), Chief Manager~~
BILL HAGGARD MEMBER

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 _____, _____ .

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 _____, _____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BILL HAGGARD

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~~ MEMBER of FRENCH RIVER DEVELOPMENT COMPANY, LLC, 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 NASHVILLE, Tennessee, this 28TH day of September, 2001.

Notary Public

My Commission Expires: 7/24/04