FILE BOX 19B

WARRANTY DEED

02-4-39-D

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 2002

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
LADONNA F. BOWERS (NAME)	EASTMAN CREDIT UNION (NAME)	MAP 82-9
1326 5th Avenue North (ADDRESS)	P. O. Box 1989 (ADDRESS)	PARCEL 154
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Kingsport, TN 37662 (CITY) (STATE) (ZIP)	F.B.#: 1W-14625

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 LADONNA F. BOWERS AND DOUGLAS D. HIMES, BOTH 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:

LAND in the First Civil District of Davidson County, Tennessee, being generally located at the northeast corner of the intersection of 5th Avenue North @ Taylor Street and being more particularly described as follows, according to a survey made by Gregory E. Daniels, RLS #1489, of Daniels & Associates, Inc., dated June 11, 2001, as follows:

BEGINNING at a Tack in Lead on the easterly right-of-way of 5th Avenue North; said point being South 27 degrees 16 minutes 16 seconds East, 63.25 feet from the southerly right-of-way of Taylor Street, and proceeding as follows: Leaving said easterly right-of-way of 5th Avenue North 62 degrees 57 minutes 22 seconds East, 105.00 feet to an iron pin set; thence, South 27 degrees 16 minutes 16 seconds East, 32.00 feet to an iron pin set; thence, South 62 degrees 57 minutes 22 seconds West, 105.00 feet to an existing PK Nail on the easterly right-of-way of 5th Avenue North; thence, with said easterly right-of-way of 5th Avenue North North 27 degrees 16 minutes 16 seconds West, 32.00 feet to the POINT OF BEGINNING.

BEING part of the same property conveyed to French River Development Company, L.L.C., a Tennessee Limited Liability Company, by Deed from Whitman/Weiner, LLC, of record in Instrument No. 20010306-0021305, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 9183, Page 130, as amended in Book 11625, Page 280, 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 assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 1326 5th Avenue North, Nashville, TN 37208
(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 26th day of April, 2002

FRENCH RIVER DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY
By:
Hunter McDonald, III, Chief Manager

Davidson County DEEDWARR
Recvd: 05/02/02 08:17 2pgs
Fees:13.00 Taxes:828.63

20020502-0053892

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 _____, _____ .

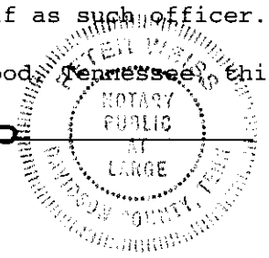
My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 26th day of April, 2002.



Notary Public

My Commission Expires: May 28, 2003