44
LR

WARRANTY DEED

02-5-32-D

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May 2002

Notary Public

MY COMMISSION EXPIRES: 5/28/2003
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/22/02 10:32 3pgs
Fees:18.00 Taxes:81.40

20020522-0062301

THIS INSTRUMENT WAS PREPARED BY

WEISS & WEISS, ATTYS AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM J. IVEY (NAME)	NEW OWNER (NAME)	MAP 82-09
2601 21st Avenue South, H13 (ADDRESS)	(ADDRESS)	PARCEL 155
Nashville, TN 37212 (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 CO, LLC, A LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM J. IVEY

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:

FOR COMPLETE LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

unimproved (X)
This is improved ( ) property, known as Tract 5th Ave. North & Taylor St.
(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 16th day of May, 2002

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

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, 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 Chief Manager and _____ respectively of the FRENCH RIVER DEVELOPMENT CO, LLC, the within named bargainor, and corporation, and that he as such Chief Manager 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 Hunter McDonald, III as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 16th day of May, 2002 .

My commission expires 5/28/03

_____
Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Exhibit "A"

A tract of land in the First Civil District, Nashville, 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:

Beginning at an iron pin set on the southerly right-of-way of Taylor Street; said point being N 62 deg58'45" E 105 feet from the easterly right-of-way of 5th Avenue North; and proceeding as follows,

1. With said easterly right-of-way of Taylor Street N 62deg58'45" E 44.00 feet to an iron pin set; thence,

2. Leaving said easterly right-of-way of Taylor Street S 27deg16'16" E 95.19 feet to an iron pin set; thence,

3. S 62deg57'22" W 44.00 feet to an iron pin set; thence,

4. N 27deg.16'16" W 95.21 feet to the point of beginning, according to a survey made by Gregory E. Daniels, Surveyor, R.L.S. No. 1489, dated June 11, 2001.

Being part of the property conveyed to French River Development Company, L.L.C., a Tennessee limited liability company by deed from Whitman/Weiner, LLC, an Illinois limited liability company, of record as Instrument No. 20010306-0021305, Register's Office for Davidson County, Tennessee.