File Box 19-B
02-9-27-A

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $176,766.03

Michael P Darling, Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF September, 2002

Notary Public

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

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
MICHAEL P. DARLING, JR. (NAME)	SunTrust Mortgage, Inc. (NAME)	MAP 82-9
409 Taylor Street (ADDRESS)	P.O. Box 57208 (ADDRESS)	PARCEL 156.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Irvine, CA 92619-7028 (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, LLC A TENNESSE LIMITED LIABILITY CO.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL P. DARLING, JR. AND JENNIFER L. DARLING

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:

See Attached Legal Description

Davidson County DEEDWARR
Recvd: 09/20/02 15:35 3pgs
Fees:18.00 Taxes:654.04

20020920-0115159

unimproved ( )
This is improved (X) property, known as 409 Taylor Street, Nashville, TN 37216
(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 17th day of September, 2002

FRENCH RIVER DEVELOPMENT, LLC A TENNESSE LIMITED LIABILITY CO.
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 DAVIDSON

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, 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 17th day of September, 2002 .

My commission expires May 28, 2003

Notary Public

L E G A L D E S C R I P T I O N

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 at Taylor Street and being more particularly described according to a survey by Gregory E. Daniels, Tennessee Registered Land Surveyor No. 1489, dated June 11, 2001, as follows:

BEGINNING at an existing railroad spike on the southerly right-of-way of Taylor Street at the intersection with the westerly right-of-way of Alley No. 202; and proceeding as follows:

With the said westerly right-of-way of Alley No. 202 S 27° 12′ 08" E 95.18 feet to an existing iron pin, thence; leaving said westerly right-of-way of Alley No. 202 S 62° 57′ 22" W 24.92 feet to an iron pin set, thence; N 27° 16′ 16" W 95.19 feet to an iron pin set on the southerly right-of-way of Taylor Street, thence; with said westerly right-of-way of Taylor Street N 62° 58′ 45" E, 25.03 feet to THE POINT OF BEGINNING.

BEING a portion of the same property conveyed to French River Development Company, LLC, a Tennessee limited liability company, by Deed from Whitman/Weiner, LLC, of record in Instrument No. 20010306-0021305; being further recorded of record in Instrument No. 20020507-0056061 and re-recorded of record in Instrument No. 20020520-0061237, 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; Articles of Organization of French River Development Company, LLC, of record in Book 10084, page 293; and, Easement of record in Book 3990, page 994; Dedication of Easement for Ingress and Egress of record in Instrument No. 20020404-0040998; and, any and all matters shown on the plan of record in Book 10, pages 606-608, said Register's Office for Davidson County, Tennessee.