WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th 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
JAMES SCOTT CLENDENING (NAME)	SouthTrust Mortgage Corp. (NAME)	MAP 155-08-0
7013 COLLINSWOOD DRIVE (ADDRESS)	210 Wildwood Parkway, Suite 100 (ADDRESS)	GROUP C
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (CITY) (STATE) (ZIP)	PARCEL090.00 CO

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES SCOTT CLENDENING AND WIFE, PAMELA D. CLENDENING

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 all of Lot No. 90, on the plan of POPLAR CREEK ESTATES, Phase 2, all of record in Book 6900, pages 339 through 347, as amended in Book 7900, pages 888 & 889, and further amended of record in Instrument No. 20010911-0098418 (changing Lot No. 175 to common area), said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to French River Development Company, LLC, a Tennessee limited liability company, by Warranty Deed from Landmark Management Corporation, a Tennessee corporation, of record in Instrument No. 20011001-0105595, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6474, page 346, Book 6486, page 587, Book 6662, page 443, Book 6804, page 536, Book 6987, page 966, Book 7270, page 648, Book 7964, page 33, and in Book 9472, page 824; Restrictions contained in or referenced through derivation in the deed from Morris A. Webb and wife, Eddie M. Webb, to Poplar Creek Development Company, of record in Book 6613, page 529; Charter of Poplar Creek Estates Homeowners Association of record in Book 6613, page 529; Storm Water Detention Agreement of record in Book 7099, page 299; and, any and all matters shown on the Plan of record in Book 6900, page 339 through 347, as amended in Book 7900, page 888 & 889, and further amended in Instrument No. 20010911-0098418 (changing Lot No. 175 to common area; all of the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7013 COLLINSWOOD DRIVE, 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 19th day of September, 2002

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

Davidson County DEEDWARR
Recvd: 09/26/02 09:20 2pgs
Fees:13.00 Taxes:814.00

20020926-0117242

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 COMPANY 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 19th day of September, 2002 .

My commission expires May 28, 2003

Notary Public