BOX #14A
G#15601-2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November, 2002

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 11/14/02 09:40 2pgs
Fees:13.00 Taxes:740.00

20021114-0141069

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon K. Lester	"New Owners"	PART OF
(NAME)	(NAME)	
5327 General Forrest Court		MAP 104-09-0
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		PARCEL 201.00
(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 Brothers, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sharon K. Lester and Dan Willis

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 Unit No. 3621 in West End I, a Planned Unit Development Private Element Horizontal Property Regime, located on West End Avenue, Nashville, Davidson County, Tennessee, and described in a Declaration for West End I (a Planned Unit Development), of record as Instrument No. 20021111-0138979, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of West End I, contained in the said Declaration, the plan filed as Exhibit "B" to said Declaration, appearing at page 16 of Instrument No. 20021111-0138979, said Register's Office, and the By-Laws appended thereto as Exhibit "C", appearing at page 17 of Instrument No. 20021111-0138979, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

BEING part of the same property conveyed to Rick French, unmarried by Warranty Deeds from Sam Oolie, a single person, of record in Instrument No. 20000502-0043841 and in Instrument No. 20000502-0043843, Register's Office for Davidson County, Tennessee. And further conveyed to French Brothers, LLC, a Tennessee limited liability company, by Quitclaim Deed from Rick French, of record in Instrument No. 20021111-0138978, said Register's Office.

CONTINUED

unimproved (X)
This is improved ( ) property, known as 3621 West End Avenue, Nashville, TN 37205
(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 12th day of November, 2002

French Brothers, LLC

By: CM

Rick French, 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, _____ 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, a _____, 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 _____, 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, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Rick French, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chief Manager of the French Brothers, LLC, the within-named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, 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 Nashville, Tennessee, this 12th day of November, 2002.

My Commission Expires: 4/10/05

NOTARY PUBLIC AT LARGE

Notary Public

LEGAL DESCRIPTION CONTINUATION

THIS conveyance is subject to the aforesaid Declaration, Plan, and By-Laws; a Joint Driveway Easement, of record in Book 2495, Page 537, said Register's Office; Declaration of Ingress Egress Easement of record in Instrument No. 20021111-0138977, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the year 2003 and subsequent

years, and said matters are excepted from the warranty and covenants of this Deed.