Davidson County DEEDWARR
Recvd: 11/15/02 10:42 3pgs
Fees:18.00 Taxes:1385.28

20021115-0141694

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF _____, 2002.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY

BRANSTETTER, KILGORE, STRANCH & JENNINGS, 227 Second Avenue, North, 4th Floor, Nashville, TN 37201

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NOS
(NAME) **FRENCH RIVER DEVELOPMENT COMPANY, LLC**	(NAME) **SAME AS PROPERTY OWNER**	**Map: 155-00-0** **Parcel: 269.00**
(STREET ADDRESS OR ROUTE NO.) **916 Harpeth Valley Place**	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP) **Nashville, Tennessee 37221**	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **POPLAR CREEK DEVELOPMENT CO.**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **FRENCH RIVER DEVELOPMENT COMPANY, LLC**, a Tennessee Limited Liability Company, hereinafter called the GRANTEE, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: TO-WIT:

Description attached as Exhibit A.

Being part of the same property conveyed to Poplar Creek Development Co. by Deed from First Hotel Investment Corporation, of record in Book 10037, Page 477, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Restrictive Covenants contained in instrument of record in Book 11356, Page 662, Register's Office for Davidson County, Tennessee.

2. The Plan of Record in Book 9700, Page 716, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, certain building limits, certain notes and requirements, to which Plat specific reference is here made.

This is unimproved property, known as **POPLAR CREEK ESTATES, PHASE V, SECTION B-2 "THE HIGHLANDS OF ALLENS GREEN."**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. We do covenant with said GRANTEE 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands on this 1 day of November, 2002.

POPLAR CREEK DEVELOPMENT CO.

By: _____
JANE B. STRANCH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **JANE B. STRANCH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Secretary-Treasurer** of **POPLAR CREEK DEVELOPMENT CO.**, the within named bargainor, a corporation (or partnership), and that she, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by herself as such officer (or partner).

WITNESS my hand and official seal at Nashville, Tennessee, this 1 day of November, 2002.

MELANIE A. SPENCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

_____
Notary Public

My Commission Expires:

7-24-04

My Commission Expires JULY 24, 2004

PROPERTY DESCRIPTION

Poplar Creek Estates
Phase V, Section B-2

All that tract or parcel of land lying and being in the Ninth Civil District of Davidson County, Tennessee, being a portion of Poplar Creek Development Co., property shown on Tax Map 155 as Parcel 203 and recorded in Deed Book 10037, Page 477, in the Register's Office of Davidson County (R.O.D.C.) and is more particularly described as follows;

Commencing at a point on the Southerly right-of-way of Poplar Creek Road at the Northeasterly corner of Section One, Allens Green Subdivision recorded in Plat Book 7900, Page 632 R.O.D.C. ;

Thence, following the Southerly right-of-way of Poplar Creek Road for the next nine calls, along a curve to the left having a radius of 1257.77 feet, an arc length of 91.20 feet, an interior angle of 04° 09' 16" and being subtended by a chord of North 68° 18' 56" East for a distance of 91.18 feet to a point;

Thence, North 66° 14' 18" East for a distance of 263.02 feet to a point;

Thence, North 23° 45' 42" West for a distance of 5.00 feet to a point;

Thence, North 66° 14' 18" East for a distance of 31.19 feet to a point;

Thence, along a curve to the right having a radius of 904.12 feet, an arc length of 164.31 feet, an interior angle of 10° 24' 45" and being subtended by a chord of North 71° 20' 44" East for a distance of 164.08 feet to a point;

Thence, South 13° 26' 51" East for a distance of 5.00 feet to a point;

Thence, along a curve to the right having a radius of 899.12 feet, an arc length of 200.52 feet, an interior angle of 12° 46' 41" and being subtended by a chord of North 82° 56' 26" East for a distance of 200.10 feet to a point;

Thence, North 89° 19' 47" East for a distance of 377.52 feet to a point;

Thence, along a curve to the right having a radius of 751.31 feet, an arc length of 47.46 feet, an interior angle of 03° 37' 10" and being subtended by a chord of South 88° 51' 39" East for a distance of 47.45 feet to a point on the Northwesterly corner of Cecil D. Branstetter and Charlotte C. Branstetter property recorded in Deed Book 3611, Page 233 R.O.D.C.;

Thence, South 02° 56' 56" West for a distance of 299.80 feet leaving the Southerly right-of-way of Poplar Creek Road and along a new line to the POINT OF BEGINNING;

1. Thence, South 09° 49' 48" West for a distance of 201.04 feet to a point;
2. Thence, South 31° 18' 37" West for a distance of 390.25 feet to a point;
3. Thence, South 65° 03' 35" West for a distance of 300.00 feet to a point on the easterly line of Poplar Creek Estates, Phase 5, Section "A", recorded in Plat Book 9700, Page 390, R.O.D.C.;
4. Thence, North 62° 22' 38" West for a distance of 168.79 feet along the easterly line of Poplar Creek Estates, Phase 5, Section "A", to a point;
5. Thence, North 03° 18' 29" West for a distance of 427.24 feet along the easterly line of Poplar Creek Estates, Phase 5, Section "A", to a point on the southerly line of Poplar Creek Estates, Phase 5, Section "B-2";
6. Thence, following the southerly line of Poplar Creek Estates, Phase 5, Section "B-2" for the next ten calls, South 62° 38' 30" East for a distance of 256.92 feet to a point;
7. Thence, North 37° 51' 29" East for a distance of 62.81 feet to a point;
8. Thence, North 30° 34' 57" East for a distance of 62.81 feet to a point;
9. Thence, North 23° 18' 25" East for a distance of 62.81 feet to a point;
10. Thence, North 16° 01' 53" East for a distance of 105.47 feet to a point;
11. Thence, North 03° 43' 47" West for a distance of 10.89 feet to a point;
12. Thence, North 86° 16' 13" East for a distance of 65.22 feet to a point;
13. Thence, South 84° 52' 55" East for a distance of 68.14 feet to a point;
14. Thence, North 75° 51' 09" East for a distance of 42.22 feet to a point;
15. Thence, South 86° 04' 24" East for a distance of 157.88 feet to the POINT OF BEGINNING.

Said tract contains 6.26 Acres more or less.