FILE Box 198
02-12-28 A

WARRANTY DEED

SCOTT D. WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,731.15

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December, 2002

Notary Public

MY COMMISSION EXPIRES: May 28, 2002
(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
DAVID MOSOW (NAME)	SOUTHTRUST MORTGAGE CORP. (NAME)	MAP 128-16-0-B
209 SUMMIT OAKS PLACE (ADDRESS)	210 Wildwood Pkwy, Ste. # 100 (ADDRESS)	PARCEL 35.00
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (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 TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID MOSOW AND CAROL J. MOSOW, HUSBAND AND WIFE

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 Davidosn County, Tennessee, being Lot No. 35 on the Plan of First Revision of Lots 33 through 40, Phase One, Summit Oaks, a Planned Unit Development, of record in Instrument No. 20020129-0011883, and revised in Instrument No. 20021029-0132410, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to French River Development, LLC, a Limited Liability Company, by Warranty Deed from Greater Middle Tennessee Development Partnership, of record in Instrument No. 20020220-0021827, Register's Office for Rutherford County, Tennessee.

THIS conveyance is subject to Declarations of Covenants, Conditions and Restrictions of record in Instrument No. 20020214-0019518, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 12/27/02 08:54 2pgs
Fees:13.00 Taxes:1205.21

20021227-0159371

unimproved ( )
This is improved (X) property, known as 209 SUMMIT OAKS PLACE, 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 December, 2002

FRENCH RIVER DEVELOPMENT, LLC
By:
HUNTER McDONALD, III, CHEIF 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 CHEIF MANAGER and _____ respectively of the FRENCH RIVER DEVELOPMENT, LLC the within named bargainor, and corporation, and that he as such CHEIF 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 CHEIF 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 December, 2002 .

My commission expires May 28, 2002

_____
Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.