Davidson County DEEDWARR
Recvd: 05/13/03 16:27 2pgs
Fees:13.00 Taxes:2397.60

20030513-0064545

PETER 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 $ 648,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MAY 2003.

Notary Public

MY COMMISSION EXPIRES: 3/3/07
(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: 155-7-B Parcels: 1, 2, 4, 12, 13, & 46 Parcels: 22, 26, 27, 29-33, 37 & 38**
(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:

Lots No. 1, 2, 4, 52, 53, and 57 on the final plat of Poplar Creek Estates, Phase V, Section A (The Highlands of Allens Green) as of record in Book 9700, Page 390, Register's Office of Davidson County, Tennessee.

Lots No. 5, 9, 10, 12, 13, 14, 15, 16, 38 and 39 on the final plat of Poplar Creek Estates, Phase V, Section B-1 (The Highlands of Allens Green) as of record in Book 9700, Page 716, Register's Office of Davidson County, Tennessee.

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 Plans of Record referenced above.

This is unimproved property, known as Poplar Creek Estates, Phase V, Section A and B-1, (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 7th day of May, 2003.

POPLAR CREEK DEVELOPMENT CO.

By: Jane B. Stranch

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 7th day of May, 2003.

Janice M. Cheng

Notary Public

My Commission Expires:

3-27-2004

JANICE M. CHENG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY