Davidson County DEEDWARR
Recvd: 10/31/03 11:17 2pgs
Fees:13.00 Taxes:888.00

20031031-0160156

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00

Steven L. Gest
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2003.

Janice M. Cole
Notary Public

MY COMMISSION EXPIRES: 3-27-2006
(AFFIX SEAL)

NOTARY PUBLIC STATE AT LARGE DAVIDSON COUNTY TENN

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 Parcels: 092 & 244**
(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, **CECIL D. BRANSTETTER AND WIFE, CHARLOTTE C. BRANSTETTER.**, 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:

Tract I:

Land in Davidson County, being Lot 243 of the Poplar Creek Estates, Phase 2 as shown in plat of record in Plat Book 6900, page 339-347, and amended in Plat Book 7900, page 888, as further amended in Instrument No. 200109110098418, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of all Plat requirements and of Lot 243 which is included in said plat but excluded from the Planned Unit Development.

Being the same property conveyed to Cecil D. Branstetter and wife, Charlotte C. Branstetter by Deed from Annie Mai Claxton of record in Book 3611, page 233, Register's Office for Davidson County, Tennessee.

Tract II:

Land in the 9th Civil District of said County and State, described according to a survey made December 7, 1963, by Hickerson-Hickerson, Engineers, as follows:

Beginning in the north margin of Collins Road at an iron pin located 375 feet, more or less, north 86 deg. 41 min. west of the westerly line of the McClain property, being also the southeast corner of the property conveyed to George E. Davis by deed of record in Book 3618, page 41, Register's Office for said County, and running thence, along the north margin of Collins Road, north 86 deg. 41 min. west 395 feet to a concrete monument at the intersection of a proposed street 50 feet wide; thence around said curve, which has a radius of 25 feet, a distance of 39.3 feet in a northwesterly direction to a concrete monument located in the easterly margin of said proposed street, thence, with the same north 3 deg. 19 min. east 175 feet to an iron pin at the beginning of a curve with a radius of 1,050 feet; thence with said curve in a northerly direction 65 feet to an iron pin; thence leaving said road, north 89 deg. 47 min. east 423 feet to an iron pin; thence south 19 deg. west 290 feet to the beginning, containing 2.6 acres, more or less.

Being the same property conveyed to Cecil D. Branstetter and wife, Charlotte C. Branstetter by Deed from Mary C. Anderson of record in Book 11267, page 131, Register's Office for Davidson County, Tennessee.

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 30th day of October, 2003.

Cecil D Branstetter Sr.
CECIL D. BRANSTETTER, SR.

Charlotte C. Branstetter
CHARLOTTE C. BRANSTETTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **CECIL D. BRANSTETTER, SR.** and **CHARLOTTE C. BRANSTETTER**, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the within named **GRANTORS**, and that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of October, 2003.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires:
3-27-2004

JANICE M. CHENG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.