Davidson County DEEDWARR
Recvd: 11/07/03 14:23 2pgs
Fees:13.00 Taxes:1298.89
20031107-0163853

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,050.63.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of October, 2003.

Notary Public

My Commission Expires: 11/2/05

D. R. BARRETT, JR. NOTARY PUBLIC WILLIAMSON CO.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Scott D. Moore and J. Robin Moore
1724 Yellow Wood Court
Nashville, Tennessee 37221

SEND TAX BILLS TO:
Franklin Financial Mortgage
110 Third Avenue North
Franklin, TN 37064

MAP-PARCEL NUMBERS:
Map\Parcel: 155-07-0-B-58.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **French River Development Company, LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantors, hereby transfers and conveys to **Scott D. Moore and wife, J. Robin Moore** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land being in the Ninth Civil District of Davidson County, Tennessee, being Lot No. 31 as shown on the Final Plat of Poplar Creek Estates, Phase 5, Section B-2, of record in Instrument No. 200306180084283, Register's Office for said County, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to French River Development Company, LLC, a Tennessee Limited Liability Company by Warranty Deed from Poplar Creek Development, Co., of record in Instrument No. 20021115-0141694, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

2 The Plan of record in Plat Instrument No. 200306180084283, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Book 9472, Page 824, Book 10425, Page 93, Book 11356, Page 662, Book 6662, Page 433, Book 6804, Page 536, Book 6987, Page 966, Book 7964, Page 33, Register's Office for Davidson County, Tennessee.

4. Homeowners Association Charter of record in Book 7120, Page 7120, Page 125, Book 10480, Page 807, Register's Office for Davidson County, Tennessee.

5. Any and all visible easements lying on or across the property.

6. Rights or claims of parties in possession not shown by the public records.

7. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 1724 Yellow Wood Court, Nashville, Tennessee 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 31st day of October, 2003.

French River Development Company, LLC

By: Hunter McDonald, III
Its: Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Hunter McDonald, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged he/she to be Chief Manager (or other officer authorized to execute the instrument) of French River Development Co., L.L.C., the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal this 31st day of October, 2003.

Notary Public

My Commission Expires: 11-22-05

DONALD R. BARRETT, JR. NOTARY PUBLIC WILLIAMSON COUNTY, TN

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