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Realty 48A

Prepared by:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 200
Columbia, TN 38401

STATE OF TENNESSEE
COUNTY OF MAURY

The actual consideration or value, whichever is greater, for this transfer is $234,663.00

Affiant

Subscribed and sworn to before me this 6th day of August, 2004.

Notary Public 9-22-07
My commission expires: ~~10/10/04~~

DONNA J. VANDERMEER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
9-22-07
My Commission Expires ~~OCT. 25, 2008~~

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
Samuel Nahashon	Countrywide Home Loans, Inc.	155-07-0-B
525 Cold Stream Place	2021 N. Gallatin Road, Suite 217	012.00
Nashville TN 37221	Madison, TN 37115	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **French River Development Company, LLC,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Samuel Nahashon,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

> Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Poplar Creek Estates, Phase V, Section A, (The Highlands of Allens Green), of record in Book 9700, Page 390, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.
>
> Being part of the same property conveyed to French River Development Company, LLC, a Tennessee limited liability company, by deed from Poplar Creek Development Co., dated May 7, 2003, recorded in Instrument No. 20030513-0064545, Register's Office for said County.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as **525 Cold Stream Place, Nashville, TN 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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 6th day of August, 2004.

Davidson County DEEDWARR
Recvd: 08/25/04 08:14 2pgs
Fees:13.00 Taxes:868.25
20040825-0102447

French River Development Company, LLC

By: _____
Hunter McDonald, III
its Chief Manager

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Hunter McDonald, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of French River Development Company, LLC, the within named bargainor, and that he is authorized by French River Development Company, LLC to execute this instrument on its behalf.

Witness my hand in Columbia, TN, this 6th day of August, 2004.

Notary Public

My Commission expires 10/19/04

