This instrument prepared by:
Catherine Birmingham, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 10/08/04 14:24 3pgs
Fees:18.00 Taxes:1315.71
20041008-0122115

File No.: **2120-624449**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Thirtieth day of September, 2004**, by and between **French River Delvelopment Company, LLC**, parties of the first part, and **Lars Magnus Carlsson and wife, Anna Carlsson**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 33, FIRST REVISION, FINAL PLAT OF THE POPLAR CREEK ESTATES, PHASE V, SECTION B-2 (THE HIGHLANDS OF ALLENS GREEN) Planned Unit Development, as shown on plat of record in Instrument No. 20030618-0084283, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **155-7-B-60 CO**
Improved OR
Unimproved property located at: **1716 Yellow Wood Court, Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

624449

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

French River
Delvelopment
Company, LLC

By _____ Chief Manager

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Hunter McDonald, Chief manager of **French River Delvelopment Company, LLC** to me known to, and who, upon oath, acknowledged himself to be Chief Manager of French River Development Company, LLC the within named bargainor, a limited liability company and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained as free Act and Deed, by signing the name of the company by himself as Chief Manager.

Witness my hand and Notarial Seal this **Thirtieth day of September, 2004.**

_____
Notary Public

My Commission Expires: _____

CATHERINE C. BIRMINGHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

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Owner's Name: **Lars Magnus Carlsson and Anna Carlsson**

and Address: **1716 Yellow Wood Court**
Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)
GreenPoint Mortgage Funding, Inc.
5032 Parkway Plaza Blvd., Ste. 100
Charlotte, NC 28217

Greenpoint Mortgage
Funding, Inc.
5032 Parkway Plaza Suite
240
Charlotte, NC 28217

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$355,598.44** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brenda Klinds
Affiant

Subscribed and sworn to before me this **Thirtieth day of September, 2004.**

Catherine C. Birmingham
Notary Public

My Commission Expires: _____

CATHERINE C. BIRMINGHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005