Part of Map and Parcel 128-16-B-52 Lot 52
128-16-B-53 Lot 53
128-16-B-54 Lot 54

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson PLC
P. O. Box 681346
133 Holiday Court, Suite 208
Franklin, Tennessee 37067
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Send Tax Bills To New Owner:
FRENCH RIVER DEVELOPMENT CO., LLC
916 Harpeth Valley Place
Nashville, TN 37221

Davidson County DEEDWARR
Recvd: 03/28/05 10:30 2 pgs
Fees:13.00 Taxes:791.80
20050328-0032583

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation, and Oakland Investments Ltd., a Delaware corporation, Grantor, has bargained and sold and by these presents do transfer and convey unto FRENCH RIVER DEVELOPMENT COMPANY, LLC, a Tennessee Limited Liability Company, Grantee, its successors and assigns, the property located in Davidson County, Tennessee being described as follows:

> **Lot Nos. 52, 53 and 54**, as shown on the plan of Summit Oaks, Phase Three, of record as Instrument No. 20050315-0028141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation, and Oakland Investments Ltd., a Delaware corporation, by deeds of record in Book 8090, page 748, Register's Office for Davidson County, Tennessee, and Instruments Nos. 20030408-0046346 and 20030408-0046349, said Register's Office.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Restrictive covenants of record as instrument no. 20040116-0006770, 20020214-0019518, and 20050316-0029169, said Register's Office; (2) All matters on the plan of record as instrument no. Instrument No. 20050315-0028141, said Register's Office; (3) Storm Water Detention Agreement of record as instrument no. 20020103-0001057, said Register's Office; (4) Charter of the Summit Oaks Owner's Association; (5) All other matters of record in the Register's Office for Davidson County, Tennessee; (6) Taxes for 2005 have been prorated at closing and shall be paid by Grantor when due.

AND GRANTOR DOES FURTHER COVENANT and bind itself its successors and representatives, to warrant and forever defend the title to said property, to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 18th day of March, 2005.

GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, A Tennessee general partnership

BY: TRIANON DEVELOPMENTS LTD., A Delaware corporation, Managing General Partner

BY: _____

TITLE: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fred M. Stevenhagen 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 Sec. of TRIANON DEVELOPMENTS LTD., the managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, a Tennessee general partnership, and is authorized by TRIANON DEVELOPMENTS LTD., as managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, to execute this instrument on behalf of TRIANON DEVELOPMENTS LTD., as managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP.

Witness my hand and seal, at office in Franklin, TN, this 18th day of March, 2005.

_____
NOTARY PUBLIC

GAIL P. LUTTRELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 4-16-2006

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Two Hundred Fourteen Thousand and no/100 ($214,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 18th day of March, 2005.

_____
NOTARY PUBLIC

GAIL P. LUTTRELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 4-16-2006

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