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Gullet
Hrtmn

Davidson County DEEDWARR
Recvd: 01/09/06 16:24 2 pgs
Fees:13.00 Taxes:173.90
20060109-0003278

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $47,000.00. Affiant Subscribed and sworn to before me, this 6th day of January, 2006. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Donald W. Johnson, General Contractor, LLC 7900 Poplar Creek Road Nashville, TN 37221	New Owner	155-07-0-B 03.000

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, **FRENCH RIVER DEVELOPMENT COMPANY, LLC,** a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DONALD W. JOHNSON, GENERAL CONTRACTOR, LLC,** a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13, on the Final Plat of the Poplar Creek Estates, Phase 5, Section "B-1", Subdivision (The Highlands of Allens Green, a Planned Unit Development), of record in Book 9700, page 716, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

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., of record in Instrument No. 20030513-0064545, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2006 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9472, page 824, amended in Book 11356, page 662, and assigned in Instrument No. 20040524-0060854, Register's Office for said County.

3. Charter of Highlands of Allens Green Homeowners Association, Inc., of record in Book 10480, page 807, Register's Office for said County.

4. Dedication of open space to said Homeowners Association of record in Instrument No. 20010412-0036264, Register's Office for said County.

5. All matters as shown on the Plan of record in Book 9700, page 716, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 6763 Cold Stream Drive, 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 Grantee, its successors and assigns, forever; and it covenants with the said Grantee that it is lawfully seized 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; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 6th day of January, 2006.

FRENCH RIVER DEVELOPMENT COMPANY, LLC, a Tennessee limited liability company

By: _____
Hunter McDonald, III, Chief ~~Manager~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 6th day of January, 2006.

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: _____

My Commission Expires JAN. 27, 2007