WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/10/08 14:54 2 pgs
Fees:13.00 Taxes:249.57

20080710-0071100

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,450.00

Jennifer Hill Pettus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 12-21-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HOWARD BRYAN PETTUS	SAME	Map 155-12 B PAR 2.00C0
(NAME)	(NAME)	
8006 ESTERBROOK DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, 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 DO TRANSFER AND CONVEY UNTO **HOWARD BRYAN PETTUS AND WIFE, JENNIFER HILL PETTUS,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in the 35th Councilmanic District of Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Collins Crest Subdivision of record in Instrument No. 20060105-0001456, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being a portion of the same property conveyed to French River Development Company, LLC, a Tennessee limited liability company by deed dated 10/30/03 of record in Instrument No. 20031031-0160156, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as 604 COLLINS CREST COURT, NASHVILLE, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 hand(s) this 3rd day of July, 2008.

FRENCH RIVER DEVELOPMENT COMPANY, LLC

BY: HUNTER MCDONALD, III, AS CHIEF MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the County and State aforesaid, personally appeared HUNTER MCDONALD, III, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager of the FRENCH RIVER DEVELOPMENT COMPANY, LLC the within named bargainor, and corporation/limited liability company, and that he as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation/limited liability company, by the said HUNTER MCDONALD, III as such Chief Manager.

WITNESS my hand and official seal this 3rd day of July, 2008.

NOTARY PUBLIC

My commission expires: 12-21-2011

