WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Myra J Barbre
Affiant

Subscribed and sworn to before me, this 12th DAY OF December, 2008.

Notary Public

MY COMMISSION EXPIRES: 9/3/12

(AFFIX SEAL)

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

B-RA-08-537

Davidson County DEEDWARR
Recvd: 12/16/08 11:44 2 pgs
Fees:13.00 Taxes:1498.50

20081216-0120450

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Myra J. Barbre	Myra J. Barbre	
537 Summit Oaks Court	(NAME) 4421 Commons DR E #306 ~~537 Summit Oaks Court~~	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Destin FL 32541 ~~Nashville, TN 37221~~	128-16-B-58.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we FRENCH RIVER DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MYRA J. BARBRE, AS TRUSTEE, OR THE SUCCESSOR, TRUSTEE, UNDER THE MYRA J. BARBRE REVOCABLE TRUST, DATED THE FIFTEENTH OF AUGUST, 1995 AND ANY AMENDMENTS THEREOF, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 58, SUMMIT OAKS, PHASE FOUR, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20060417-0043459, REVISED AT INSTRUMENT NO. 20060516-0057170, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO FRENCH RIVER DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF TRIANON DEVELOPMENTS LTD., A DELAWARE CORPORATION AND OAKLAND INVESTMENTS LTD., A DELAWARE CORPORATION, RECORDED ON THE 11TH DAY OF JANUARY, 2007 IN INSTRUMENT NO. 20070111-0004532, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD INCLUDING THOSE LISTED IN PLAT OF RECORD IN INSTRUMENT NO. 20060417-0043459 AND REVISED IN INSTRUMENT NO. 20060516-0057170; PLANNED UNIT DEVELOPMENT BOUNDARY IN BOOK 9700, PAGE 255; RESTRICTIVE COVENANTS IN INSTRUMENT NO. 20020214-0019518, INSTRUMENT NO. 20040116-0006770, INSTRUMENT NO. 20050316-0029169 AND INSTRUMENT NO. 20060418-0044430; CHARTER IN INSTRUMENT NO. 20020131-0013598; EASEMENT IN INSTRUMENT NO. 20010925-0103588, INSTRUMENT NO. 20010925-0103589 AND INSTRUMENT NO. 20010925-0103590; STORM WATER DETENTION AGREEMENT IN INSTRUMENT NO. 20050728-0088585, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 537 Summit Oaks Court, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 12th day of December, 2008.

French River Development Company, LLC

BY:_____
Hunter McDonald III, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of December, 2008, before me personally appeared Hunter McDonald III, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager of French River Development Company, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of December, 2008.

_____
Notary Public

My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2900