FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON } BOOK 6832 PAGE 903

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF April 19 86

Notary Public

MY COMMISSION EXPIRES: April 19, 1987
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Attorney, Attorneys Title Company, Inc. 222 Third Avenue, N.
NAME ADDRESS Nashville, TN

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leader Enterprises, Inc. (NAME)	Leader Enterprises, Inc. (NAME)	Pt. of
#2 Brentwood Commons Suite 157-750 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	#2 Brentwood Commons - Suite 157 750 Old Hickory Boulevard (STREET ADDRESS)	155-81 and 223
Brentwood, TN 37027 (CITY) (STATE) (P.O. ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND IN 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, WE, POPLAR CREEK DEVELOPMENT CO.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEADER ENTERPRISES, INC.

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:

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2, Poplar Creek Estates, Phase I, of record in Book 6250, page 647, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lots.

Being part of the same property conveyed to Poplar Creek Development Co., a Tennessee Corporation, by deed from Cecil D. Branstetter and wife, Charlotte D. Branstetter, of record in Book 6591, page 628, Register's Office for Davidson County, Tennessee, and being part of two tracts conveyed to Poplar Creek Development Co., by deed from Morris A. Webb and wife, Eddie M. Webb, of record in Book 6613, page 529, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. Restrictive covenants of record in Book 6474, page 346, amended in Book 6486, page 587, and Book 6474, page 354, amended in Book 6486, page 588, Register's Office for said County.
2. Declaration of Covenants, Conditions and Restrictions, including but not limited to liens for assessments, of record in Book 6662, page 433, Register's Office for said County.
3. Restrictions contained in deed from Morris A. Webb and wife, to Poplar Creek Development Company, of record in Book 5349, page 921, Register's Office for said County.
4. The Plan of record in Book 6250, page 647, said Register's Office, shows an Owner's Certificate, certain setback lines and easements, and certain notes, to which reference is here made.
5. Storm Water Detention Agreement of record in Book 6613, page 705, Registers Office for Davidson County, Tennessee.

This is improved ( ) unimproved (X) property, known as _____
(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 my hand this 18th day of April, 19 86

POPLAR CREEK DEVELOPMENT CO.

By: Kay B Johnson
Kay B Johnson, President

04/18 119.30-CHECK

4652

BOOK 6832 PAGE 904

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Kay B. Johnson

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Poplar Creek Development Co. a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President

Witness my hand and official seal at Nashville, Tennessee, this 18th day of April, 19 86.

J. Lisa Smith Notary Public

Commission Expires April 19, 1987

WARRANTY DEED

FROM

POPLAR CREEK DEVELOPMENT CO.

TO

LEADER ENTERPRISES, INC.

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

25220

92880

IDENTIFICATION REFERENCE

APR 18 2 52 PM '86

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

43000.00- CONST.
111.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 118.30-
4692A04/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92880

IDENTIFICATION REFERENCE

APR 18 2 52 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 238743