BOOK 6853 PAGE 697

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.

Rachel A. Matlock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF May 1986

Jo Anne Smith
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
Rachel A. Matlock (NAME)	Rachel A. Matlock (NAME)	Part of
7871 Highway 100 (STREET ADDRESS OR ROUTE NUMBER)	7871 Highway 100 (STREET ADDRESS)	255-81 & 223
Nashville, TN 37221 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37221 (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 RACHEL A. MATLOCK AND HUSBAND, RICHARD A. MATLOCK

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 Lot No. 51 of Poplar Creek Estates, Phase I, of record in Book 6250, page 647, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

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, and 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 THE FOLLOWING:

1. Restrictive covenants of record in Book 6474, page 346, amended in Book 6486, page 587, and in Book 6474, page 354, amended in Book 6486, page 588, Register's Office for Davidson County, Tennessee.
2. Restrictions contained in deed from Morris A. Webb and wife, to Poplar Creek Development Co. of record in Book 5349, page 921, Register's Office for said County.
3. Declaration of Covenants, conditions and restrictions including but not limited to liens for assessment of record in Book 6662, page 433, Register's Office for said County.
4. Plan of record in Book 6250, page 647, said Register's Office, which shows an Owner's Certificate, certain setback lines and easements, open areas, landscape buffers and notes, to which reference is here made.
5. Storm detention agreement of record in Book 6613, page 705, Register's Office for said County.
6. Easement for sewer to Harpeth Valley Utilities District, of record in Book 6613, page 533, Register's Office for Davidson County, Tennessee.

This is unimproved (X) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)
This is improved ( ) property, known as

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 9th day of May, 19 86

POPLAR CREEK DEVELOPMENT CO.

By: Kay B. Johnson
Kay B. Johnson, President

STATE OF TENNESSEE }
Davidson County }

BOOK 6853 PAGE 698

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____.

Commission Expires_____ _____Notary Public

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 she 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 9th day of May, 19 86.

Commission Expires April 19, 1987 Jo Ann Smith Notary Public

WARRANTY DEED

FROM

POPLAR CREEK DEVELOPMENT CO.

TO

RACHEL A. MATLOCK

IDENTIFICATION REFERENCE

99664

MAY 12 11 11 AM '86

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6853 PAGE 699

CO - CONVEYANCE	CC - [illegible]	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

250[illegible].00- CONT.
65.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 71.50-
2748A05/12/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99664

IDENTIFICATION REFERENCE

MAY 12 11 11 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 246604