THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 2868
Nashville, Tennessee 37219

BOOK 7105 PAGE 674

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO MORTGAGEE:	MAP & PARCEL #
Stephan H. Kemp and wife, Jo Ann Kemp 7101 Poplar Creek Trace Nashville, TN 37221	Commerce Union Bank Mortgage Administration Department Post Office Box 2546 Nashville, TN 37219	Map # 155-8-A Parcel # 27 Field Book 9D 79310

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, DONALD W. JOHNSON AND WIFE, KAY B. JOHNSON, do hereby transfer and convey unto STEPHAN H. KEMP AND WIFE, JO ANN KEMP, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 27, Poplar Creek Estates, Phase I, of record in Book 6250, Page 647, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Donald W. Johnson and wife, Kay B. Johnson by deed from Poplar Creek Development Co., a Tennessee corporation, of record in Book 6788, Page 684, Register's Office for Davidson County, Tennessee.

This is improved real property known as 7101 Poplar Creek Trace, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said STEPHAN H. KEMP AND WIFE, JO ANN KEMP, their heirs, successors and assigns forever.

The undersigned covenant with the said STEPHAN H. KEMP AND WIFE, JO ANN KEMP, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Restrictive Covenants contained in instrument of record in Book 6474, Page 646, amended in Book 6486, Page 587, and Book 6474, Page 354, amended in Book 6486, Page 588, Register's Office for Davidson County, Tennessee.

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 Davidson County, Tennessee.

3. Restrictions contained in the Deed from Morris A. Webb and wife, Eddie M. Webb to Poplar Creek Development Company of record in Book 5349, Page 921, Register's Office for Davidson County, Tennessee.

4. Storm Detention Agreement of record in Book 6613, Page 705, Register's Office for Davidson County, Tennessee.

5. Matters set forth on the Plan of Poplar Creek Estates, Phase 1, of record in Book 6250, Page 647, Register's Office for Davidson County, Tennessee.

The undersigned do further covenant and bind themselves and their heirs, successors and assigns to warrant and forever defend the title to said land to the said STEPHAN H. KEMP AND WIFE, JO ANN KEMP, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 9 day of JANUARY, 1987.

Donald W. Johnson
DONALD W. JOHNSON

Kay B. Johnson
KAY B. JOHNSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Connie Cortwright a Notary Public in and for said State and County, the within named DONALD W. JOHNSON AND WIFE, KAY B. JOHNSON, the within bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of January, 1987.

Connie Cortwright
NOTARY PUBLIC

My Commission Expires: 10/24/88

NOTARY PUBLIC DAVIDSON CO. TN

83189

IDENTIFICATION REFERENCE

JAN 13 1 35 PM '87

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

$ 131.50

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $131,500.00.

Stephan H. Kemp

Sworn to and subscribed before me this 9th day of January, 1987.

Connie Cortwright
NOTARY PUBLIC

My Commission Expires: 10/24/88

NOTARY PUBLIC DAVIDSON CO. 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
			369.20 CSTAX	
			.50 PRFEE	
			5.00 WDEED	
			CHECK	374.70-1
			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83189

IDENTIFICATION REFERENCE

JAN 13 1 35 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No34226