Lot 7.

THIS INSTRUMENT PREPARED BY:
Leon Sharber, ATtorney
1161 Murfreesboro Road, #505
Nashville, TN 37217

311

BOOK 7145 PAGE 945

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 137430.00

Subscribed and sworn to before me, this the 20th day of February 19 87

My commission expires: 2-27-89 (Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Kris J. Marquardt	Commerce Union Bank
7024 Poplar Creek Trace (STREET ADDRESS)	P. O. Box 2546 (STREET ADDRESS)
Nashville, TN 37221 (CITY STATE ZIP)	Nashville, TN 37219 (CITY STATE ZIP)
MAP & PARCEL NO. 155-8 A 7	9079290

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, The Richter Company, Inc.

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Kris J. Marquardt and wife, Kristi L. Marquardt

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Poplar Creek Estates, Phase 1, of record in Book 6250, page 647, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being part of the same property conveyed to The Richter Company, Inc. by deed from Poplar Creek Development Co. of record in Book 6846, page 133, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions and building setback lines of record.

96829

IDENTIFI REFERENCE

FEB 24 2 44 PM '87

FELIX Z. MILLER, REGISTER
DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 7024 Poplar Creek Trace, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 20th day of February 19 87

Doug Richter Pres.

The Richter Company INC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

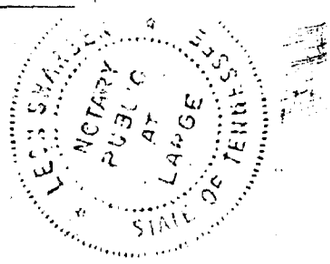
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Before me, the undersigned, a Notary Public within and for this State and County aforesaid, personally appeared Doug Richter with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of The Richter Company, Inc. the within named bargainor, a corporation, and that as such president, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Doug Richter, as such president.

Witness my hand and official at Nashville on this the 20th day February, 1987.

Notary Public

My Commission Expires: 2-27-89



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
			137430 C-	CAMT.
			384.72	COTAX
			.50	PRFEE
			6.00	WDTID
				CHECK 391.22-
			3958A02/24/87	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.6.8 2 9.

IDENTIFICATION REFERENCE

FEB 24 2 44 PM '87

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 49247