BOOK 7146 PAGE 895

FORM NO. WD 1

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,000.00

Leo Lunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF February, 1987

Notary Public

MY COMMISSION EXPIRES: 11-10-88
(AFFIX SEAL)

MORTGAGEE:
First Tenn Bank, N.A.
Attn: James M. McGrew, Jr.
Public Square
Franklin, TN 37064

Mail THIS INSTRUMENT WAS PREPARED BY
James T. Oglesby, Attorney, 125 Third Ave., N., Franklin, TN 37064
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J & L HOMES, INC. (NAME)	Same (NAME)	Part of
952 Bresslyn Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	255-81 & 223
Nashville, TN 37205 (CITY) (STATE) (P.O. ZIP)	(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, RACHEL A. MATLOCK AND HUSBAND, RICHARD A. MATLOCK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J & L HOMES, 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 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 the same property conveyed to Rachel A. Matlock and husband, Richard A. Matlock, by deed from Poplar Creek Development Co. of record in Book 6853, page 697, RODC, 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, RODC, Tennessee.
6. Easement for sewer to Harpeth Valley Utilities District, of record in Book 6613, page 533, RODC, Tennessee.

02/25 98.90- CHECK

This is unimproved (X) improved ( ) 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 our hands this 24th day of February, 1987

Rachel A. Matlock
RACHEL A. MATLOCK

Richard A. Matlock
RICHARD A. MATLOCK

4333

STATE OF TENNESSEE }
Davidson County
Williamson }

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Personally appeared before me, James T. Oglesby, a Notary Public in and for said County and State, the within named Rachel A. Matlock and husband, Richard A. Matlock

the bargainor s, 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 Franklin, Tennessee, this 24th day of February, 1987.

Commission Expires 11-10-87

James T. Oglesby
Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM

RACHEL A. MATLOCK, ET VIR.

TO

J & L HOMES, INC.

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

9. 7. 1. 8. 9

IDENTIFICATION REFERENCE

FEB 25 11 30 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 7146 PAGE 897

FOR _____

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

[illegible] CAMT.
92.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 98.90-
4330A02/25/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9. 7. 1. 8. 9.

IDENTIFICATION REFERENCE

FEB 25 11 30 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 49615