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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March 19 86

Notary Public

MY COMMISSION EXPIRES: April 19 1987
(AFFIX SEAL)

Name & Address of Mortgagee:

None

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benchmark Properties, Inc. (NAME)	Benchmark Properties, Inc. (NAME)	155-8A-54
#105 Wessex Towers 6666 Brookmont Terrace (STREET ADDRESS OR ROUTE NUMBER)	#105 Wessex Towers 6666 Brookmont Terrace (STREET ADDRESS)	
Nashville, Tennessee 37205 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37205 (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 BENCHMARK PROPERTIES, 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. 54 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., Inc., a Tennessee Corporation, by deed from Cecil D. Branstetter and wife, Charlotte C. 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:

(See attached marked exhibit "A")

05571

IDENTIFICATION REFERENCE

MAR 19 10 11 AM '87

REGISTER DAVIDSON COUNTY, TN

This is improved ( ) unimproved (X) property, known as Lot 54, Sugar Maple Lane, Bellevue, TN. 37221
(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 16th day of March, 1987

POPLAR CREEK DEVELOPMENT CO.

By: Kay B Johnson
Kay B. Johnson, President

STATE OF TENNESSEE }
Davidson County } BOOK 7173 PAGE 584

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 her~~xxx~~self 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 her~~xx~~self as President

Witness my hand and official seal at Nashville, Tennessee, this 16th day of March, 19 87

Jo Ann Smith Notary Public

Commission Expires April 19, 1987

WARRANTY DEED

FROM

POPLAR CREEK DEVELOPMENT CO.

TO

BENCHMARK PROPERTIES, INC.

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

EXHIBIT "A"

1. Restrictive Covenants contained in instrument of record in Book 6474, page 346; Book 6474, page 350; Book 6474, page 354; amended in Book 6486, page 587; Book 6486, page 588; Book 6486, page 589, & amended in Book 6987, page 936, Register's Office for Davidson County, Tennessee.

2. Restrictions contained in the deed from Morris A. Webb and wife Eddie M. Webb to Poplar Creek Development Co. of record in Book 5349, page 921, said Register's Office.

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 Davidson County, Tennessee.

4. The Plan of record in Book 6250, page 647, said Register's Office, shows an Owners Certificate, minimum building setback lines, easements and open areas, Landscape buffers and notes as set forth on the aforesaid recorded plat, a copy of which is attached hereto and made a part hereof.

5. Storm detention agreement of record in Book 6613, page 705, Register's Office for Davidson County, Tennessee.

6. An easement for a sewer line to Harpeth Valley, Utilities District of Davidson and Williamson Counties of record in Book 6613, page 533, said Register's Office.

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

3[illegible].0- CAMT.
92.40 STAX
.50 PRFEE
9.00 MDEED
CHECK 101.90-
3745A03/19/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05571

IDENTIFICATION REFERENCE

MAR 19 10 11 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 58826