223 . 808

NO. D-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 87

Notary Public

MY COMMISSION EXPIRES: March 5th 1987
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Attorney, 222 Third Avenue, North - Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BENCHMARK PROPERTIES, INC. (NAME)	BENCHMARK PROPERTIES, INC. (NAME)	155-8A-53
#105 Wessex Towers 6566 Brookmont Terrace (STREET ADDRESS OR ROUTE NUMBER)	#105 Wessex Towers 666 Brookmont Terrace (STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 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. 53 of Poplar Creek Estates, Phase 1, as of record in Book 6250, page 647, Register's Office for said County, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to POPLAR CREEK DEVELOPMENT CO., 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

(See Attached marked Exhibit "A")

21642

IDENTIFICATION REFERENCE

MAY 4 1 23 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

( ) unimproved (X) is improved ( ) property known as Lot 53, Sugar Maple Lane, Bellevue, Tennessee 37021
(House Number) (Street) (P.O. Title) (City or Town) (Post Office 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 30th day of April, 19 87

POPLAR CREEK DEVELOPMENT CO.

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

STATE OF TENNESSEE }
Davidson County }

BOOK 7223 PAGE 809

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 ~~her~~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~~self as President

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 19 87.

JO ANN SMITH NOTARY PUBLIC STATE AT LARGE

Jo Ann Smith Notary Public

Commission Expires March 11, 1991

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 instrumnent 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, and 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, Register's Office for Davidson County, Tennessee.

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 Owner's Certificate, minimum building setback lines, easements and open areas, Landscape buffers and notes as set forth on the aforesaid recorded plat,

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, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7223 PAGE 811

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

33000.00- CAMT.
92.40 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 101.90-
2290A05/04/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 1 6 4 2

IDENTIFI REFERENCE

MAY 4 1 23 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76934