BOOK 8380 PAGE 56

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,500.00

Jane B Stranch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June 19 91.

Alice Faye Fallwell
Notary Public

MY COMMISSION EXPIRES: 5-13-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BRANSTETTER, KILGORE, STRANCH & JENNINGS, 200 Church Street, Nashville
NAME ADDRESS TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald W. Johnson (NAME)	(same) (NAME)	155-08-A58
7990 Poplar Creek Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221 (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, POPLAR CREEK DEVELOPMENT COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD W. JOHNSON

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. 58 of Poplar Creek Estates, Phase I, as of record in Book 6900, page 367, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Poplar Creek Development Company by deed from B. Anthony Saunders, as Successor Trustee, of record in Book 7201, page 220, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING RESTRICTIONS:

(See Attached marked Exhibit "A")

24448

IDENTIFICATION REFERENCE

JUN 21 9 49 AM '91

FEE 7 MISC 1 REGISTER
DAVIDSON COUNTY, TN

PAID

7577 06/21/91 0101 03CHECK 71.05

This is improved ( ) unimproved ( ) property, known as Lot 58, Poplar Creek Estates, Phase I, Nashville, 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 21st day of June, 19 91

POPLAR CREEK DEVELOPMENT COMPANY

Jane B Stranch

By: Jane B. Stranch
Secretary-Treasurer

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STATE OF TENNESSEE
Davidson County

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, Alice Faye Sullivan a Notary Public in and for the State and County aforesaid, personally appeared Jane B. Stranch

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her himself to be the Secretary-Treasurer

_____of the Poplar Creek Development Company

a corporation, and that she as such Secretary-Treasurer executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Secretary-Treasurer.

Witness my hand and official seal at Nashville, Tennessee this 21st day of June, 19 91.

Alice Faye Sullivan Notary Public

Commission Expires 5-13-92

ALICE FAYE SULLIVAN NOTARY PUBLIC TENNESSEE

WARRANTY DEED

FROM

POPLAR CREEK DEVELOPMENT COMPANY

TO

DONALD W. JOHNSON

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, pages 346-348; Book 6486, page 587; Book 6662, pages 433-440; Book 6987, pages 966-7; Book 7270, page 648; and Book 7964, pages 33-4, Register's Office for Davidson County, Tennessee.

2. Restrictions contained in or referenced through derivation in the deed from Morris A. Webb and wife, Eddie M. Webb, to Poplar Creek Development Company, of record in Book 6613, page 529, Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreement of record in Book 7099, page 299, Register's Office for Davidson County, Tennessee.

4. The Plan of record in Book 6900, pages 339-347, said Register's Office, shows an Owner's Certificate, certain building limits, certain notes and requirements, to which plat specific reference is here made.

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 18500.00
CON TX 61.05
PRFEE 1.00
TDEED 9.00
ERR CO
TDEED 9.00-
TDEED 9.00
TOTAL 71.05
CHECK 71.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/21/91 01 09:51 0001 6358

24448

IDENTIFICATION REFERENCE

JUN 21 9 49 AM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 433364