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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jcb) (Title No: 30931)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 111,500.00

Robert A. McCloud
Affiant

Sworn and subscribed before me this
21st day of June, 1991.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Robert A. McCloud
7125 Poplar Creek Trace
Nashville, TN 37221

MORTGAGEE:
Atlantic Coast Mortgage Company
12700 Fair Lakes Circle, Ste. 400
Fairfax, VA 22033

MAP-PARCEL NUMBERS
9D 79341, 155-8-A-58

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald W. Johnson and spouse, Kay B. Johnson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert A. McCloud and spouse, Suzanne H. McCloud,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Phase 1 of Poplar Creek Estates , of record in Book 6250, Page 647, Register's Office for said County.

Said Lot No. 58 fronts 91.91 feet on the southerly margin of Poplar Creek Trace and extends back 137.56 feet on the easterly line and 93.51 feet on the westerly line to a dead line in the rear, measuring 88.50 feet thereon.

Being the same property conveyed to Donald W. Johnson by deed from Poplar Creek Development Co. of record in Book 8380, Page 56 *, Register's Office for said County.

This conveyance is subject to covenants, conditions and restrictions of record in Book 5349, Page 921, Book 6474, Page 346, amended in Book 6486, Page 587, Book 6474, Page 354, amended in Book 6486, Page 587, Book 6662, Page 433, amended in Book 6987, Page 966, and again amended in Book 7270, Page 648, and Book 6804, Page 536, and amended and supplemented in Book 7964, Page 33, said Register's Office, and to all matters shown on the referenced subdivision Plan.

This instrument is executed on behalf of Kay B. Johnson by Donald W. Johnson as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

*And by Deed of Correction being recorded immediately prior hereto.

This is improved property, known as: 7125 Poplar Creek Trace, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of June, 1991.

Donald W. Johnson

Kay B. Johnson, By: Donald W. Johnson, Atty-In-Fact

State of Tennessee
County of Davidson

On this 21st day of June, 1991, before me the undersigned authority, personally appeared Donald W. Johnson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

State of Tennessee
County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donald W. Johnson**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Kay B. Johnson**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 21st day of June, 1991.

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

EXHIBIT "A"
To
WARRANTY DEED

FROM: Donald W. Johnson and spouse, Kay B. Johnson,

TO: Robert A. McCloud and Suzanne H. McCloud

JUN 25 1 39 PM '91 TENNESSEE REAL ESTATE TRANSFER REFERENCE 25 4 2

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

7674 06/25 0101 03CHECK 374.95

References to the singular include the plural, when applicable.

Donald W. Johnson, Affiant

Sworn to and subscribed before me this

21st day of June, 1991.

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92



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	
	111500.00
CON TX	367.95
PRFEE	1.00
WDEED	6.00
TOTAL	374.95
CHECK	374.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1241 0001 7656

2554.2

IDENTIFICATION REFERENCE

JUN 25 1 40 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 434655