WARRANTY DEED BOOK 8569 PAGE 70

FROM: Lee Chira, Trustee, Grantor

TO: Cecil D. Branstetter and Charlotte C. Branstetter

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Cecil D. Branstetter and wife, Charlotte C. Branstetter 200 Church Street Nashville, TN 37201-1693	Same	155-8C-59 155-8C-60 155-8C-76 155-8C-82 155-8C-84

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Thousand Dollars ($100,000.00).

Linda J. Knudsen Attorney in Fact.
Affiant

SUBSCRIBED AND SWORN TO before me, this the 2 day of March, 1992.

Robert N. Buchanan III
Notary Public

My Commission Expires: 3-4-92

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Lee Chira, Trustee, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Cecil D. Branstetter and wife, Charlotte C. Branstetter, Grantees, their heirs, successors and assigns, five residential subdivision lots in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee being Lot Nos. 59, 60, 76, 82 and 84 on the plan of Poplar Creek, Phase II, of record in Book 6900, pages 339 through 347, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being part of the same property conveyed to Grantor as Trustee, with full power to sell without joinder of any beneficiary, from Nashville Properties Partnership by deed of record in Book 8391, page 159, Register's Office for Davidson County, Tennessee.

Deed from Lee Chira, Trustee
to Cecil D. Branstetter and wife, Charlotte C. Branstetter

Grantor herein also conveys the water tap and sewer tap for said lots.

This is unimproved property known as Poplar Creek Trace, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1992 taxes which will be paid by the Grantees.

2. Storm Water Detention Agreement of record in Book 7099, page 299, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 6474, page 346, as amended in Book 6486, page 587; Book 6662, page 433, Book 6987, page 966, and Book 7270, page 648, said Register's Office, all of which are hereby incorporated by reference and made applicable to said property.

4. The Plan of record in Book 6900, page 339 through 347, said Register's Office, shows an Owner's Certificate, certain easements, setback lines and notes, to which plan specific reference is here made.

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, successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Deed from Lee Chira, Trustee
to Cecil D. Branstetter and wife, Charlotte C. Branstetter

Witness my hand this 2nd day of March, 1992.

LEE CHIRA, TRUSTEE

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Robert N. Buchanan III, a Notary Public of said County and State, Lee Chira, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 2 day of March, 1992.

Robert N. Buchanan III
Notary Public

My Commission Expires: 3-4-92

1214 03/06 0101 03CHECK 380.00

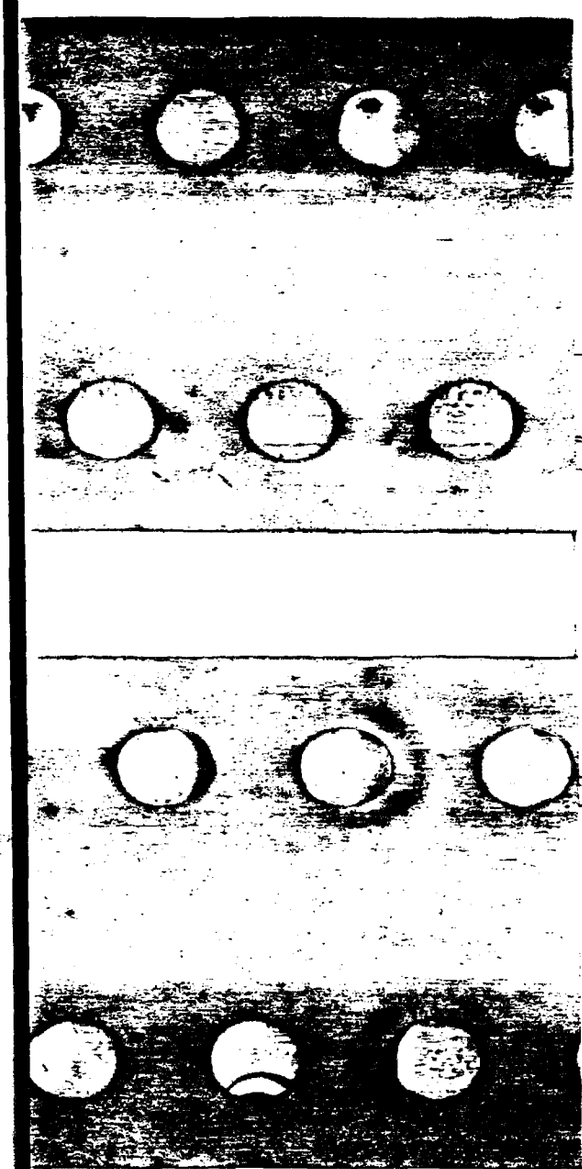
90437

IDENTIFICATION REFERENCE

MAR 6 2 08 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

8068R



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8569 PAGE 73

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

CAMT 100000.00
CON TX 370.00
PRFEE 1.00
WDEED 9.00
TOTAL 380.00
CHECK 380.00

03/06/92 01 14:07 0001 4214

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90437

IDENTIFICATION REFERENCE

MAR 6 2 08 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 508686