BOOK 8580 PAGE 208

G#[illegible]1-1

FILE IN BOX #14

MAP 155-8C, PARCEL 192
FB#09D-80438

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E .

Affiant

Subscribed and sworn to before me this the 19th day of March, 1992.

My Commission Expires: 5-28-95

Notary Public

THIS INSTRUMENT PREPARED BY: CHERNAU, MILAM & WEISS, P.C. 424 Church Street, Suite 1350, Nashville, Tennessee 37219	
ADDRESS NEW OWNER(S) AS FOLLOWS: J. DAVIS BUILDERS, INC. (Name) 617 Westview Avenue (Street Address) Nashville, TN 37205 (City) (State) (Zip Code)	SEND TAX BILLS TO: "NEW OWNER" (Name) (Street Address) (City) (State) (Zip Code)

QUITCLAIM DEED

8795 03/20 0101 03CHECK 6.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **ALPHONSE H. DAVIS, A MARRIED PERSON**, hereinafter called the "Grantor", do hereby quitclaim all of my right, title and interest to **J. DAVIS BUILDERS, INC., A TENNESSEE CORPORATION**, hereinafter called the "Grantee", its successors and assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 192 on the Plan of Poplar Creek, Phase II, a Planned Unit Development, as of record in Book 6900, Pages 339 through 347, inclusive, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Alphonse H. Davis by Deed from Faxon Homes, Inc., of record in Book 8425, Page 736, Register's Office for Davidson County, Tennessee.

THE ABOVE DESCRIBED PROPERTY IS NOT THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

THE LEGAL DESCRIPTON CONTAINED HEREIN IS THE SAME AS IN THE PREVIOUS DEED.

This is unimproved property, known as 713 COLLINS TRACE COURT, NASHVILLE, TENNESSEE.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. Said premises are restricted by all of the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interests of other lot owners within Horseshoe Bend; and including the requirement that all owners of lots in Poplar Creek to be members of the Poplar Creek Homeowners' Association, Inc., subject to assessment for the payment of costs incident to the maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof which is secondary to any first mortgage all as contained in instruments executed by the Grantor and in the Declaration of Covenants, Conditions and Restrictions, of record in Book 6662, Page 433, said Register's Office, which said instruments are included in this Deed by reference and made a part thereof the same as though copied herein verbatim.

2. Restrictive Covenants, of record in Book 6474, Page 346, in Book 6486, Page 587, in Book 6804, Page 536, and supplemental of record in Book 6987, Page 966, in Book 7270, Page 648, and in Book 7964, Page 33, Register's Office for Davidson County, Tennessee.

3. Easements and minimum building setback lines, conditions of the Owner's Certificate and dedication of common areas as shown on the Plan of Poplar Creek, of record as aforesaid.

4. The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public, or upon any walkway, or other common property, and the fee title to such common property (designated "Common Area" on the Plan of Poplar Creek) as vested in Poplar Creek Homeowners' Association, Inc., for the common enjoyment of all members of said Association, by Deed of record or to be placed of record.

5. Taxes for the current year which have been assumed by the Grantee herein.

IN WITNESS WHEREOF, the Grantor has caused his name to be affixed hereto this the 19th day of March, 1992.

9415 IDENTIFICATION REFERENCE

ALPHONSE H. DAVIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named ALPHONSE H. DAVIS, a married person, the bargainor, 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 and official seal at Nashville, Tennessee, this 19th day of March, 1992.

My Commission Expires: 5-28-95

Notary Public

POPLARQC.PUD