FORM NO. WD-1

BOOK 8713 PAGE 948

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF August, 19 92

Notary Public

MY COMMISSION EXPIRES: July 29, 1996
(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James K. Dean and wife Valerie Dean (NAME)	(same) (NAME)	155-8C-241
304 Hollow Treet Court (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, DONALD W. JOHNSON and wife, KAY B. JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES K. DEAN and wife, VALERIE DEAN

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. 241 on the Plan of Poplar Creek Estates, Phase II, as of record in Book 6900, pages 339-347, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more particular description of said lot.

Being the same property conveyed to Donald W. Johnson by deed from Poplar Creek Development Co. of record in Book 8707, page 335, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(See attached marked Exhibit "A")

4065.5

IDENTIFICATION REFERENCE

AUG 28 2 06 PM '92

JOHN C. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

PICK-UP

This is unimproved / X improved property known as 304 Hollow Tree Court, 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 our hands this 26 day of August, 19 92

Donald W. Johnson
DONALD W. JOHNSON

Kay B. Johnson
KAY B. JOHNSON

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, Carol Lane, a Notary Public in and for said County and State, the within named Donald W. Johnson and wife, Kay B. Johnson

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26 day of AUGUST, 1992

Commission Expires July 27, 1996

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

DONALD W. JOHNSON AND WIFE,
KAY B. JOHNSON

TO

JAMES K. DEAN AND WIFE,
VALERIE DEAN

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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.

5013 08/28 0101 03CHECK 401.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 8713 PAGE 951

FOR _____

CO CONVEYANCE	CC - CERTIFIED COPY		MISCELLANEOUS
MO MORTGAGE	REL - RELEASE		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
				105000.00
				CON TX 388.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 401.50
				CHECK 401.50
			08/28/92 01	14:07 0001 5013

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40655

IDENTIFICATION REFERENCE

AUG 28 2 06 PM '92

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 564737