Bed 44

BOOK 8715 PAGE 987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $139,257.00.

Affiant

Subscribed and sworn to before me, this 28th day of August, 1992.

Notary Public

My Commission Expires: 7/24/95

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Wayne L. Robbins, Jr. and wife Gena K. Robbins 7200 Poplar Creek Trace Nashville, TN 37221	Sears Mortgage Corp. 2500 Lake Cook Road Riverwoods, IL 60016	Map 155-8-C-076 9D 80322

5654 08/31 0101 03CHECK 524.41

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONALD W. JOHNSON**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WAYNE L. ROBBINS, JR. and wife, GENA K. ROBBINS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 76 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 hereby made for a more complete description.

Being part of the same property conveyed to Donald W. Johnson, by deed from Cecil D. Branstetter and wife, Charlotte C. Branstetter, of record in Book 8597, page 882, Register's Office for said County.

THIS IS NOT THE USUAL PLACE OF RESIDENCE OF GRANTOR.

This conveyance is made subject to:

1. 1992 taxes, a lien not yet due and payable which have been prorated and assumed by Grantees.

2. Matters shown on the Plan of record in Plat Book 6900, pages 339 through 347, Register's Office for said County.

3. Restrictive covenants contained in deed of record in Book 5349, page 921, Register's Office for said County, Book 6474, page 346, as amended in Book 6486, page 587, Register's Office for said County.

4. Declaration of Covenants, Conditions and Restrictions of record in Book 6662, page 433, as amended in Book 6987, page 966, Register's Office for Davidson County, Tennessee; Amendment and Supplement to Restrictive Covenants of record in Book 7270, page 648, Register's Office for said County, and further Amendment and Supplement to Restrictive Covenants of record in Book 7964, page 33, Register's Office for said County.

5. Storm Water Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, of record in Book 7099, page 299, Register's Office for said County.

This is improved property, known as 7200 Poplar Creek Trace, Nashville, Tennessee 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, his heirs and assigns, forever; and I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 28 day of August, 1992.

Donald W. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DONALD W. JOHNSON**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 1992.

Wesley D. Turner
Notary Public

My Commission Expires: 7/22/95

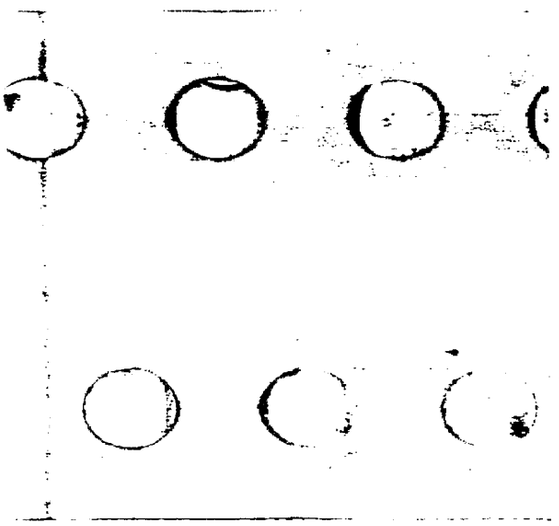
WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

4 1 2 3 5.

IDENTIFICATION

AUG 31 3 08 PM '92

KAY C. WILSON II REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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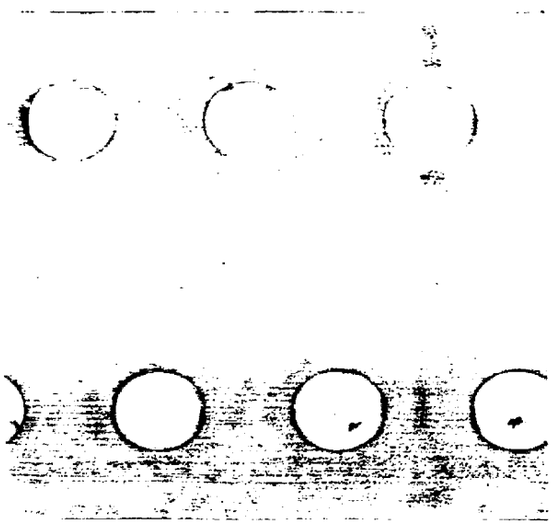
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 139257.00
CON TX 515.41
PRFEE 1.00
WDEED 8.00
TOTAL 524.41
CHECK 524.41

08/31/92 01 15:10 0001 5654

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



41235

IDENTIFICATION REFERENCE

AUG 31 3 08 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 565371