Box 41

WARRANTY DEED

BOOK 8720 PAGE 116

FROM: Lee Chira, Trustee, Grantor

TO: Donald W. Johnson, Grantee

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
Donald W. Johnson 7990 Poplar Creek Road Nashville, Tennessee 37221	Same	155-8C-58 155-8C-65

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Forty Thousand Two Hundred Eighteen and 58/100 Dollars ($40,218.58).

Donald W. Johnson
Affiant

SUBSCRIBED AND SWORN TO before me, this the 1 day of ~~August~~ September, 1992.

Robert N. Buchanan III
Notary Public

My Commission Expires: Mar 23, 1996

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 Donald W. Johnson, Grantee, his heirs, successors and assigns, two residential subdivision lots in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee being Lot Nos. 58 and 65 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 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.

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

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

This conveyance is expressly made subject to the following:

1. The lien for 1992 taxes which are prorated and 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, Book 7270, page 648, and Book 7964, page 33, 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 Grantee, his 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; has 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 Grantee, his 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 Donald W. Johnson

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

Notary Public

My Commission Expires: Mar. 23, 1996

ROBERT N. LUCHANAN III NOTARY PUBLIC DAVIDSON COUNTY

3016 09/02 0101 03CHECK 161.74

4246 b.

IDENTIFICATION REFERENCE

SEP 2 3 23 PM '92

DAVIDSON COUNTY, TN

8068R



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8720 PAGE 119

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 40218.58
CON TX 148.74
PRFEE 1.00
WDEED 12.00
TOTAL 161.74
CHECK 161.74

09/02/92 01 15:29 0001 3016

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4246 b.

IDENTIFICATION REFERENCE

SEP 2 3 29 PM '92

DAVIDSON COUNTY, TN

No. 566702