FORM NO. WD-1

BOOK 8784 PAGE 19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Cecil D. Branstetter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF Nov 1992

Alice Faye Bell
Notary Public

MY COMMISSION EXPIRES: 4-7-96
(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald W. Johnson et ux	(same)	155-8-C, Par 98
(NAME)	(NAME)	
7990 Poplar Creek Rd.		
(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, CECIL D. BRANSTETTER and wife, CHARLOTTE C. BRANSTETTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD W. JOHNSON and wife, KAY B. JOHNSON

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. 98 of Poplar Creek Estates, Phase II, as of record in Book 6900, page 339-347, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Cecil D. Branstetter and wife, Charlotte C. Branstetter of record in Book 7394, page 929, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants as set out in attached "Exhibit A."

6357.9

IDENTIFICATION REFERENCE

Nov 12 10 37 AM '92

PATRICK Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PICK-UP

unimproved (X)
This is improved ( ) property, known as Lot 98, Phase II, Poplar Creek Estates, Nashville
(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 11 day of November, 1992

Charlotte C. Branstetter
CHARLOTTE C. BRANSTETTER

Cecil D. Branstetter
CECIL D. BRANSTETTER

BOOK 8784 PAGE 20

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Alice Faye Sullivan, a Notary Public in and for said County and State, the within named Cecil D. Branstetter and wife Charlotte C. Branstetter

the bargainors, 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 17 day of November, 1992

Commission Expires 4-7-96

Alice Faye Sullivan, Notary Public

ALICE FAYE SULLIVAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

CECIL D. BRANSTETTER and wife,

CHARLOTTE C. BRANSTETTER

TO

DONALD W. JOHNSON AND WIFE,

KAY B. JOHNSON

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

EXHIBIT A BOOK 8784 PAGE 21

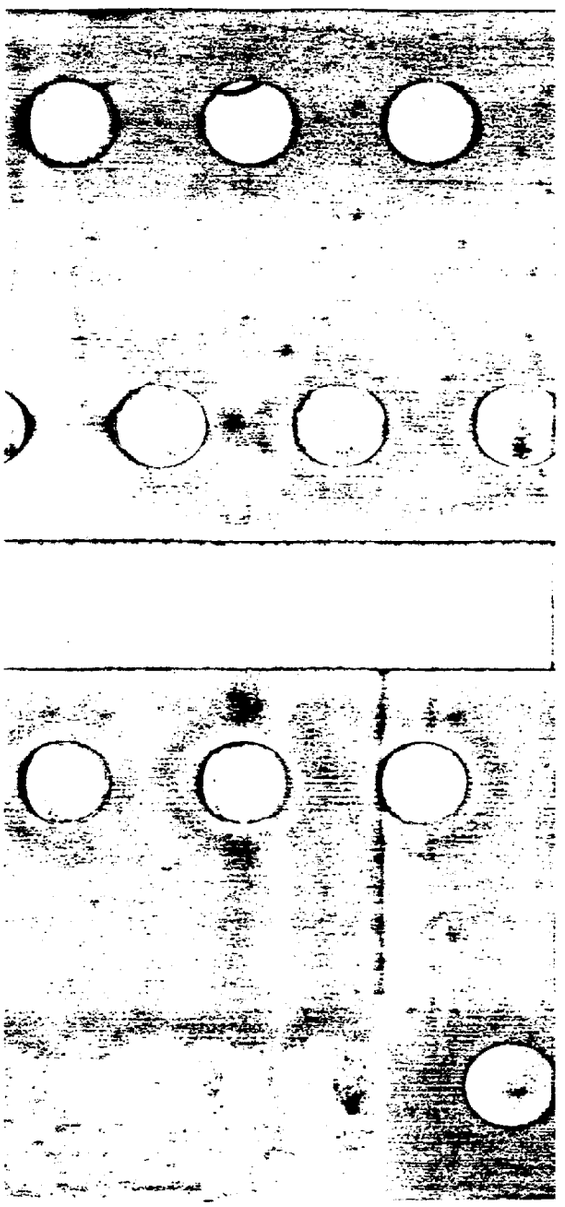
1. Restrictive Covenants contained in instrument of record in Book 6474, pages 346-348; Book 6486, page 587; Book 6662, pages 433-440; Book 6987, pages 966-7; Book 7270, page 648; and Book 7964, pages 33-4, Register's Office for Davidson County, Tennessee.

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.

5976 11/12 0101 03CHECK 87.00



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

RECEIVED OF _____

FOR _____

BOOK 8784 PAGE 22

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 20000.00
				CON TX 74.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 87.00
				CHECK 87.00
11/12/92	01			10:35 0001 5976

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6357.9

IDENTIFICATION REFERENCE

Nov 12 10 37 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 589792