BOOK 8786 PAGE 843

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF November, 19 92

Notary Public

MY COMMISSION EXPIRES: 2-18-93

(AFFIX SEAL)

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

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
CHARLES R. TYGARD, JR and wife, JUDY B. TYGARD (NAME)	(same) (NAME)	155-8-C Par 72
617 Poplar Creek Trace 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 CHARLES R. TYGARD, JR., and wife, JUDY B. TYGARD

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. 72 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 Donald W. Johnson and wife, Kay B. Johnson by deed from Jane B. Stranch as of record in Book 8784, page 472, Register's Office for Davidson County, Tennessee.

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

7201 11/16 0101 03CHECK 87.00

64688

IDENTIFICATION REFERENCE

Nov 16 12 00 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PICK-UP

unimproved (X)
This is improved ( ) property, known as Lot 72, Phase II, Poplar Creek Estates
(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 hand this 16th day of November, 19 92

Kay B. Johnson
Kay B. Johnson

Donald W. Johnson
Donald W. Johnson

STATE OF TENNESSEE }
Davidson County }

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

the bargainor~~s~~, 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 16th day of November, 19 92.

Regina K. Stiles
Notary Public

Commission Expires 7-1993

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

CHARLES R. TYGARD, JR. AND WIFE,
JUDY B. TYGARD

ATTORNEYS TITLE™ A Minnesota Title Company

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

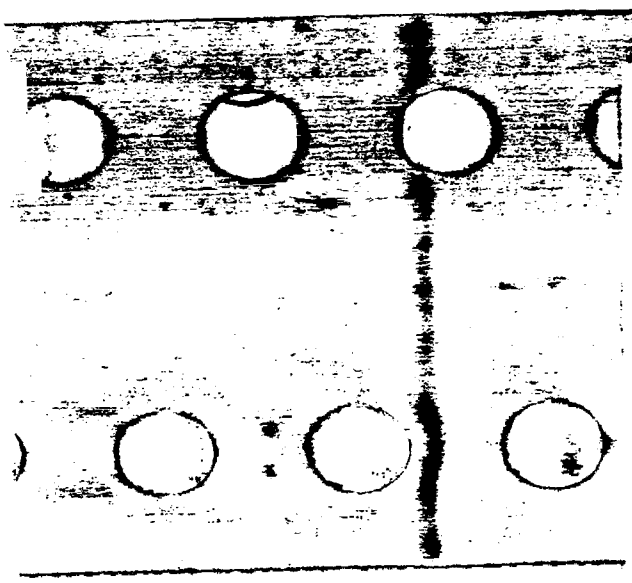
EXHIBIT A

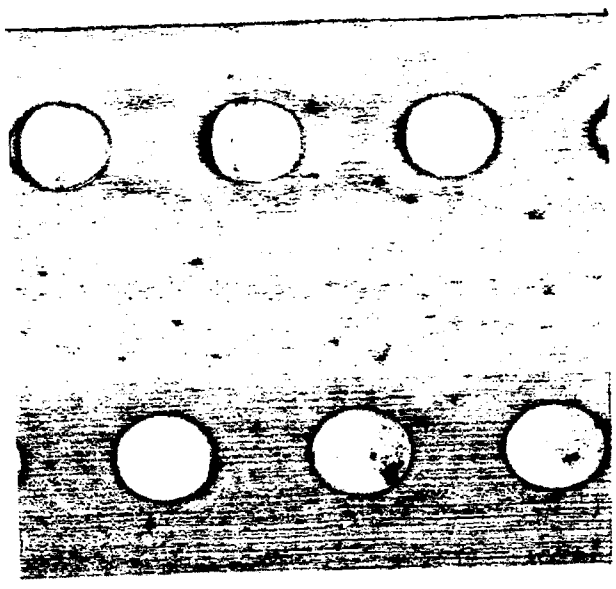
1. Restrictive Covenants contained in instrument of record in Book 6474, pages 346-348; Book 6486, page 587; Book 6662, pages 433-440; Book 6987, pages 966-7; Book 7270, page 648; and Book 7964, pages 33-4, Register's Office for Davidson County, Tennessee.

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.





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

RECEIVED OF _____

FOR _____

BOOK 8786 PAGE 846

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
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	
11/16/92	01	11:58	0001 7201	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64688

IDENTIFICATION REFERENCE

Nov 16 12 00 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 591005