FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Donald W. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF May 19 93

Alice Faye Sullivan
Notary Public

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

BOOK 8943 PAGE 262

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
Tripar Investors (NAME)	(same) (NAME)	155-8C-85
28 White Bridge Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37205 (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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tripar Investors

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. 85 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 Donald W. Johnson by deed from Lee Chira, Trustee, of record in Book 8938, page 214, Register's Office for Davidson County, Tennessee.

(See Attached Exhibit A)

17928

IDENTIFICATION REFERENCE

MAY 10 12 47 PM '93

DAVIDSON COUNTY, TN

PICK-UP

unimproved ( )
This is improved (X) property, known as _____
(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 my hand this 6th day of May, 1993

Donald W. Johnson

STATE OF TENNESSEE }
Davidson County }

BOOK 8943 PAGE 263

Personally appeared before me, Alice Faye Sullivan, a Notary Public in and for said County and State, the within named Donald W. Johnson

the bargainor, 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 and official seal at Nashville, Tennessee, this 6th day of May, 19 93.

Commission Expires 4-7-96

Alice Faye Sullivan 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

TO

TRIPAR INVESTORS

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

EXHIBIT A BOOK 8943 PAGE 264

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.

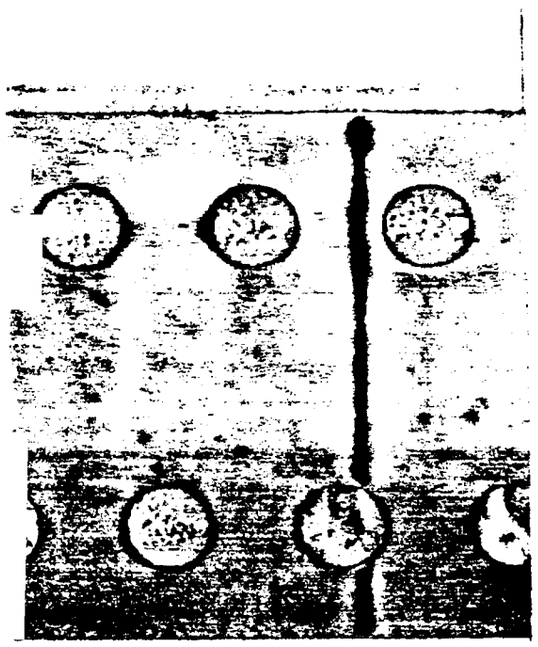
3. Storm Water Detention Agreement of record in Book 7099, page 299, Register's Office for Davidson County, Tennessee.

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.

5. Grantee shall be responsible for the construction of any sidewalk along Poplar Creek Trace as required by the Metropolitan Government of Nashville and Davidson County, Tennessee.

1188 05/10 0101 03CHECK 105.50





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

RECEIVED OF _____

FOR _____

BOOK 8943 PAGE 265

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	25000.00
			CON TX	92.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	105.50
			CHECK	105.50
05/10/93	01	12:47	0001	1188

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17928

IDENTIFICATION REFERENCE

MAY 10 12 48 PM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 649296