FORM NO. WD-1

BOOK 9232 PAGE 128

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF January, 19 94

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	(same)	155-8C-74
(NAME) 7990 Poplar Creek Road	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37221	(STREET ADDRESS)	
(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, POPLAR CREEK DEVELOPMENT CO.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD W. 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:

Being Lot No. 74 on the Plan of Poplar Creek Estates, Phase II, of record in Book 6900, pages 339-347, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more particular description.

Being a part of the same property conveyed to Poplar Creek Development Co. by deed from Philip L. Brown, Jr., of record in Book 7502, page 522, Register's Office for Davidson County, Tennessee.

(THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: See attached Exhibit A)

unimproved (X)
This is improved ( ) property, known as Lot 74, Poplar Creek Estates, Phase II
(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 1st day of January, 19 94

POPLAR CREEK DEVELOPMENT CO.

By: Jane B. Stranch
Jane B. Stranch, Secretary

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, Allie Faye Sullivan a Notary Public in and for the State and County aforesaid, personally appeared Jane B. Stranch

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~himself~~ herself to be the Secretary of the Poplar Creek Development Co. a corporation, and that he as such Secretary, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~himself~~ her as Secretary

Witness my hand and official seal at Nashville, Tennessee, this 1st day of Jan., 19 94.

Allie Faye Sullivan Notary Public

Commission Expires 4-7-96

ALLIE FAYE SULLIVAN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

WARRANTY DEED

FROM

POPLAR CREEK DEVELOPMENT CO.

TO

DONALD W. JOHNSON

Attorneys Title Company, Inc.
Titles Guaranteed
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.

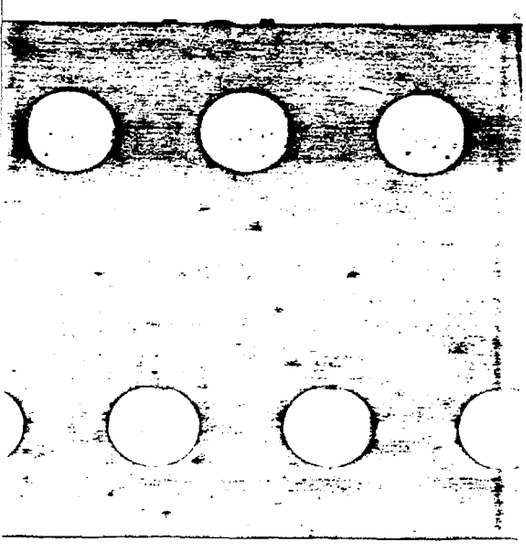
4. The Plan of record in Book 6900, pages 339-347, said Register's Office, shows an Owner's Certificate, certain building limits, certain notes and requirements, to which plat specific reference is here made.

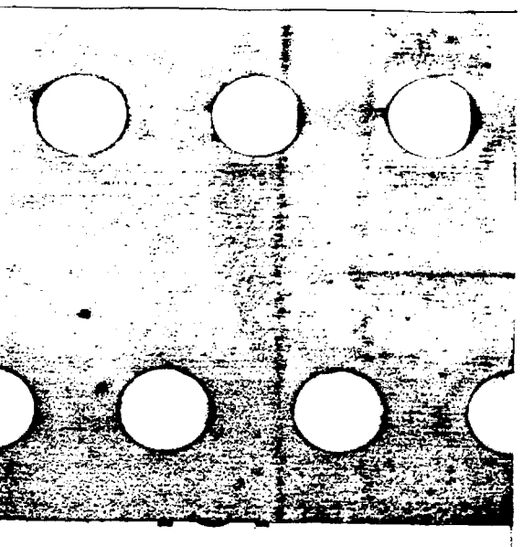
11787
IDENTIF. & REFERENCE

94 JAN 27 PM 3:46
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

4257 01/27 0101 03CHECK 87.00





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 20000.00
				CON TX 74.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 87.00
				CHECK 87.00
			01/27/94 01	15:46 0001 4257

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11787
IDENTIF. & REFERENCE

94 JAN 27 PM 03:46

FELIX Z. WILSON, II
DAVIDSON COUNTY REGISTER
TEN.

No.750188