(1)

Bk 31/ds

This Instrument Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

BOOK 9334 PAGE 677

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Leilani B. Southard 7120 Poplar Creek Trace Nashville, TN 37221	Same	155-08-0-A-65.00CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, UNION PLANTERS NATIONAL BANK, the Grantor herein, has bargained and by these presents does transfer and convey unto LEILANI B. SOUTHARD, the Grantee herein, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 65 on the plan of Phase 1, Poplar Creek Estates, of record in Book 6250, page 647, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 65 fronts 80.00 feet on the northerly margin of Poplar Creek Trace and extends back 72.12 feet on the easterly line and 169.04 feet on the westerly line to a dead line in the rear, measuring 130.07 feet thereon.
>
> BEING the same property conveyed to Union Planters National Bank by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, of record in Book 9275, page 766, said Register's Office.

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, her heirs and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as herein set forth on Exhibit A. Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said Grantee, heir heirs and assigns against the lawful claims of all persons claiming by or through Grantor, but no further or otherwise.

WITNESS our hands this 3rd day of May, 1994.

UNION PLANTERS NATIONAL BANK

By: _____

Title: Banking Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Evelin Kay McDonald of the state and county aforesaid, personally appeared Dian Hart, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Banking Officer (or other officer authorized to execute the instrument) of Union Planters National Bank, the within named bargainor, a national banking association, and that he as such Banking Officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the banking association by himself as Banking Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 3 day of May, 1994.

Evelin Kay McDonald
Notary Public

My Commission Expires:

2-17-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $131,560.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Leilani B. Southard

Sworn to and subscribed before me, this 3 day of May, 1994.

Evelin Kay McDonald
Notary Public
My Commission Expires: 2-17-97

LBS/h5/southard.swd

EXHIBIT A

1. Taxes for 1994, a lien, but not yet due and payable (155-08-0-A-65.00CO).

2. All matters shown on the plan of record in Book 6250, page 647, as amended by Surveyors Certificate of Correction of record in Book 7360, page 661, Register's Office for Davidson County, Tennessee.

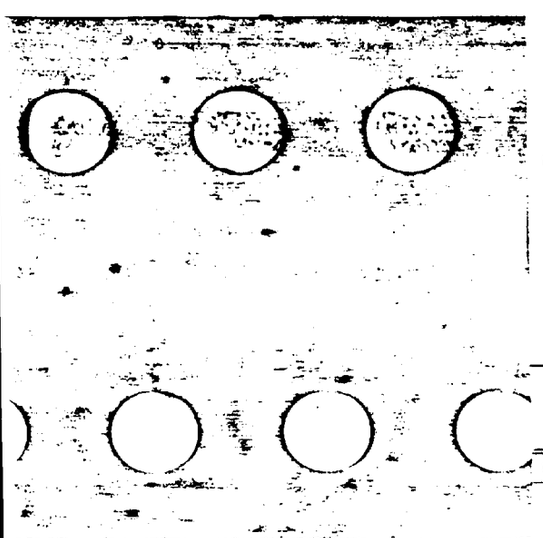
3. Storm Water Detention Agreement by and between Poplar Creek Development Co. and The Metropolitan Government of Nashville and Davidson County, of record in Book 6613, page 705, said Register's Office.

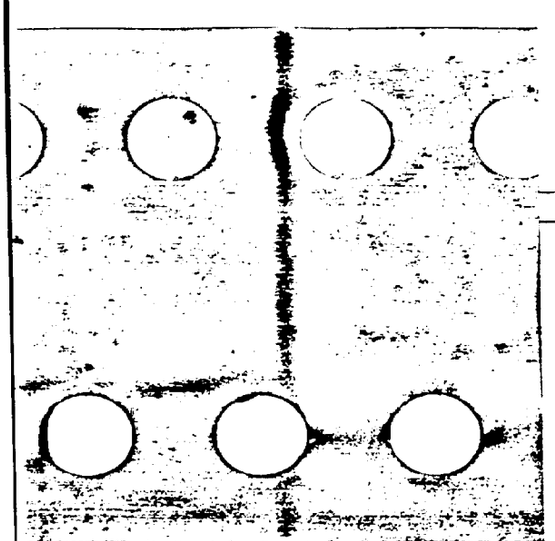
4. Subject to covenants, conditions and restrictions of record in Book 5349, page 921, Book 6474, page 346, amended in Book 6486, page 587, Book 6474, page 354, Book 6486, page 587, Book 6662, page 433, Book 6804, page 536, Book 6987, page 966, Book 7270, page 648, and Book 7964, page 33, said Register's Office, which set forth assessments, liens and other matters and to which reference is hereby made for more particulars.

46565
IDENTIF. & REFERENCE

94 MAY -4 PM 3:28
FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.

2265 05/04 0101 03CHECK 499.78





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9334 PAGE 680

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
				131560.00
				CON TX 486.78
				PRFEE 1.00
				WDEED 12.00
				TOTAL 499.78
				CHECK 499.78
05/04/94	01			15:27 0001 2265

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46565
IDENTIF. & REFERENCE

94 MAY -4 PM 3:28
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 787341