BOOK 5491 PAGE 955

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,280.00

Jane B Stranch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF May 1994.

Alice Faye Sullivan
Notary Public

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

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
POPLAR CREEK DEVELOPMENT CO, (NAME)	(same) (NAME)	155-7A
8060 Poplar Creek Road (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, I, CECIL D. BRANSTETTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO POPLAR CREEK DEVELOPMENT CO.

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:

Beginning at a point at the N.W. of Lot 135 of Phase II of Poplar Creek Estates; thence S 16° 26' 23" W 367.68 feet; thence S 85° 55' 28" W 17.00 feet to a point; thence S 85° 21' 32" W 64.58 feet to a point; thence S 83° 04' 30" W 148.42 feet to a point; thence S 82° 31' 29" W 148.61 feet to a point; thence N 33° 31' 32" W 397.17 feet to a point; thence N 15° 17' 02" E 149.35 feet to a point; thence N 76° 37' 33" W 18.66 feet to a point; thence N 11° 27' 51" E 170.80 feet to a point; thence N 68° 20' 38" E 43.68 feet to a point; thence N 33° 59' 22" E 120.47 feet to a point; thence N 76° 05' 49" E 170.73 feet to a point; thence S 22° 26' 38" E 249.56' to a point; thence S 73° 37' 06" E 314.89 feet to a point; thence S 06° 30' 31" W 70.12 feet to a point; thence S 73° 31' 17" E 65.01 feet to the point of beginning containing 8.19 acres.

Being a part of the property conveyed to Cecil D. Branstetter by deed from Frank Claxton, Herman T. Claxton and Jamie D. Claxton of record in Book 4745, page 599, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants and Plan of Record as set out in the attached Exhibit A.

This is unimproved (XX) improved ( ) 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 27 day of May, 1994

Cecil D Branstetter
CECIL D. BRANSTETTER

STATE OF TENNESSEE }
Davidson County }

BOOK 9361 PAGE 951

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

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 27 day of May, 1996

Alice Faye Sullivan Notary Public

Commission Expires 4-7-96

ALICE FAYE SULLIVAN NOTARY PUBLIC STATE OF TENNESSEE LARGE

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

TO

POPLAR CREEK DEVELOPMENT CO.

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

EXHIBIT A - Phase III, Section 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.

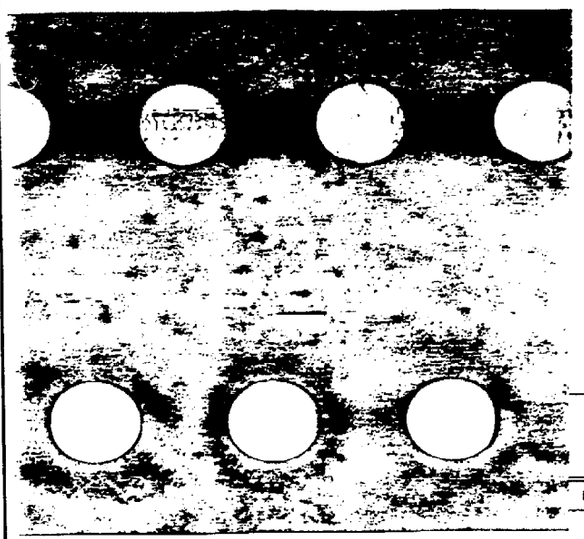
2. The Plan of Record in Book 7900, page 696, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, certain building limits, certain notes and requirements, to which Plat specific reference is here made.

55724
IDENTIF. & REFERENCE

91 MAY 31 PM 3:57
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

21B6 05/31 0101 03CHECK 358.21



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

RECEIVED OF _____

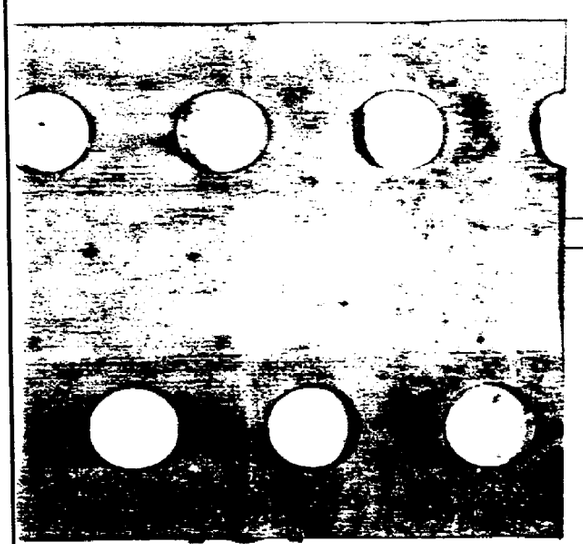
FOR _____

BOOK 9361 PAGE 953

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 73280.00	
			CON TX	345.21
			PRFEE	1.00
			WDEED	12.00
			TOTAL	358.21
			CHECK	358.21

05/31/94 01 15:57 0001 2186



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55724
IDENTIF. & REFERENCE

94 MAY 31 PM 3:57
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 797149