AH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer whichever is greater is $30,000.00.

Rosemary L. Hirstius
AFFIANT

Subscribed and sworn to before me, this 26th day of August, 1994.

Wesley D. Turner
Notary Public

My Commission Expires: 7/2/97

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Address New Owners As Follows:
Rosemary L. Hirstius and husband,
William F. Hirstius III R-L-H 2nd
7408 Riverbend Circle
Nashville, TN 37221

Send Tax Bills To:
SAME

Map-Parcel Number:
Map 155-8-A-031.
00.30

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONALD W. JOHNSON**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ROSEMARY L. HIRSTIUS AND HUSBAND, WILLIAM F. HIRSTIUS, III** 2nd R-L-H hereinafter called the Grantees, their 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. 14 on the Final Plat of Poplar Creek Estates, Phase III, Section "A" Subdivision, of record in Book 7900, page 696, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald W. Johnson by deed from Poplar Creek Development Co., of record in Book 9444, page 75, Register's Office for Davidson County, Tennessee.

The subject property is not the usual place of residence of the Grantor or his spouse.

This conveyance is made subject to:

1. 1994 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 6474, page 346, Register's Office for said County, as amended in Book 6486, page 587, Register's Office for said County, and further amended by Amendment and

Supplement to Restrictive Covenants of record in Book 6987, page 966, Register's Office for said County, Declaration of Covenants, Conditions and Restrictions of record in Book 6662, page 433, Register's Office for said County, as amended by instruments of record in Book 7270, page 648, and Restrictive Covenants of record in Book 6804, page 536, Register's Office for said County, all as amended by Amendment and Supplement to Restrictive Covenants of record in Book 7964, page 33, Register's Office for said County.

3. Matters shown on the Plan of record in Book 7900, page 696, Register's Office for said County.

This is unimproved property known as 7165 Forest Oaks Drive, Nashville, TN 37221.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person 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 hands this 26th day of August, 1994.

Donald W. Johnson

2259 08/26 0101 03CHECK 120.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DONALD W. JOHNSON**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

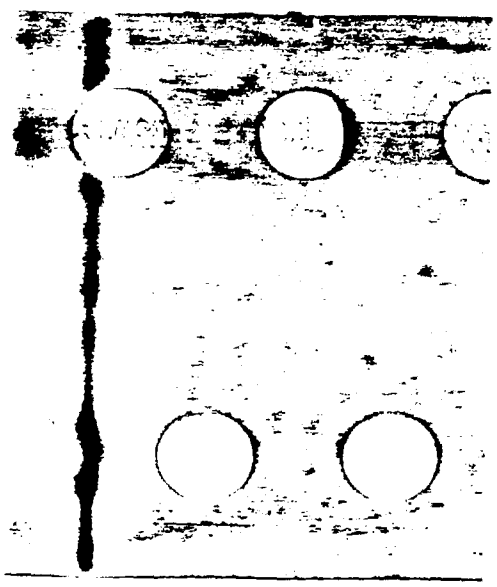
WITNESS my hand, at office, this 26th day of August, 1994.

Notary Public

My Commission Expires: 7/22/95

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

85180
IDENTIF. & REFERENCE
94 AUG 26 PM 12:47
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

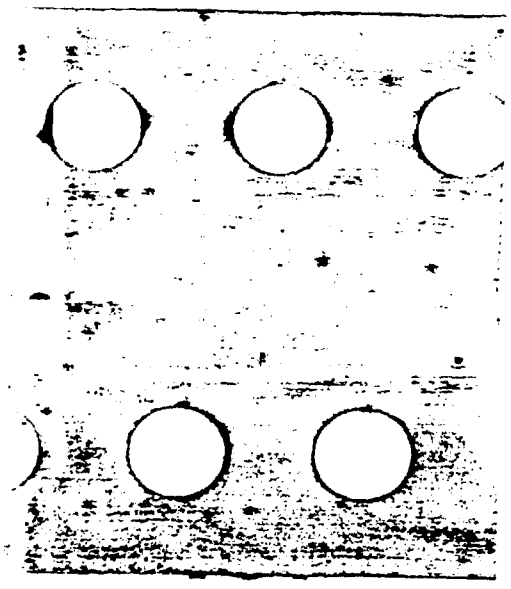
RECEIVED OF _____

FOR _____

BOOK 9447 PAGE 475

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



CONV TX	111.00
PRFEE	1.00
MTGFEE	8.00
TOTAL	120.00
CHECK	120.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95/25/94 01 12:46 0001 2259

85180
IDENTIF. ← REFERENCE

94 AUG 26 PM 12:47
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 828664