Box 58

BOOK 9469 PAGE 226

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September, 94

Notary Public

MY COMMISSION EXPIRES: 11/27/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James K. Dean, Jr. d/b/a James Dean Construction Company (NAME)	NEW OWNER (NAME)	MAP 155-8-C
Lot 99, Poplar Creek Estates (ADDRESS)	8200 Highway 100 (ADDRESS)	PARCEL 99
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	

FOR AND 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, Linda B. Mauk, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James K. Dean, Jr., d/b/a James Dean Construction Company

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. 99 of Poplar Creek Estates, Phase II, as of record in Book 6900, pages 339-347, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Linda B. Mauk by deed from Cecil D. Branstetter and wife, Charlotte C. Branstetter of record in Book 8793, page 807, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used in the prior deed.

This property is conveyed subject to the Plan of record in Book 6900, pages 339-347; restrictive covenants of record in Book 6474, pages 346-348; Book 6486, page 587; Book 6662, pages 433-440; Book 6987, pages 966-967; Book 7270, page 648; Book 7964, pages 33-34 and Book 6613, page 529; storm water detention agreement of record in Book 7099, page 299; any and all easements running with the land and taxes for the current year which have been prorated day of close and assumed by the Grantee.

92201 IDENTIF. ← REFERENCE

94 SEP 19 PM 2:55 FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN.

unimproved (X)
This is improved ( ) property, known as Lot 99, Poplar Creek Estates, Nashville, TN 37221
(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 16th day of September, 19 94

Linda B. Mauk

Linda B. Mauk

Jane B. Branch attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9469 PAGE 227

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 she executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Jane B. Stranch, with whom I am personally acquainted, and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she is the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of September, 1994.

Paula M. Harris
Notary Public

My Commission Expires:

11-22-97

PAULA M. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

9857 09/19 0101 03CHECK

108.90





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9469 PAGE 228

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 27000.00
				CON TX 99.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 108.90
				CHECK 108.90
09/19/94	01			14:54 0001 9857

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92201
IDENTIF. ◄ REFERENCE

94 SEP 19 PM 2:55

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 836168