BOOK 9469 PAGE 237

Box 58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September 19 94

Paula M. Harris
Notary Public

MY COMMISSION EXPIRES: 11-22-97
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

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)	PART OF MAP 155-0
Lot 6, Poplar Creek, Phase III (ADDRESS)	8200 Highway 100 (ADDRESS)	PARCEL 203.00
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, Poplar Creek Development Co.

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 the Ninth Civil District of Davidson County, Tennessee, being Lot No. 6 on the Final Plat of Poplar Creek Estates, Phase III, Section "A", of record in Book 7900, page 696, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Poplar Creek Development Co. by deed from Cecil D. Branstetter, of record in Book 9361, page 950, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 7900, page 696; restrictive covenants of record in Book 6474, pages 346-348; Book 6486, page 587; Book 6662, page 433; Book 6987, page 966; Book 7270, page 648 and Book 7964, pages 33 & 34; 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.

92204
IDENTIF. & REFERENCE

94 SEP 19 PM 2:57
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( ) property, known as Lot 6, Poplar Creek, Phase III, 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

Poplar Creek Development Co.
By: Jane B. Branch

Its: Sec/Treas.

STATE OF TENNESSEE
COUNTY OF

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_____.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

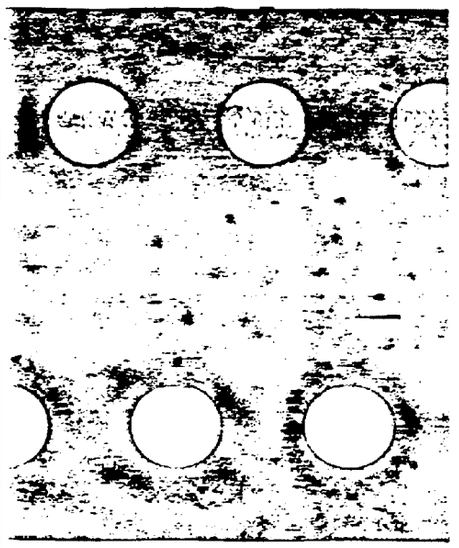
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jane B. Stranch and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Secretary/Treasurer and _____ respectively of the Poplar Creek Development Co. the within named bargainor, and corporation, and that she as such Secretary/Treasurer 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 Jane B. Stranch as such Secretary/Treasurer, and attesting the same by the said _____ as such _____.

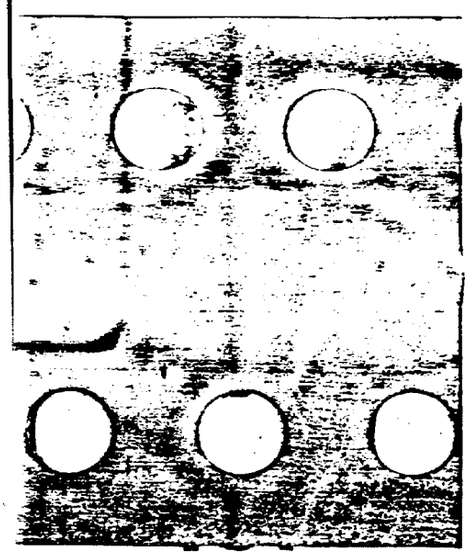
Witness my hand and official seal at office at Nashville, TN on this the 14th day of September 19 94.

My commission expires 11-22-97 Paula M. James
Notary Public

PAULA M. JAMES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

9860 09/19 0101 03CHECK 110.75





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

RECEIVED OF _____

FOR _____

BOOK 9469 PAGE 239

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	27500.00
			CON TX	101.75
			PRFEE	1.00
			WDEED	8.00
			TOTAL	110.75
			CHECK	110.75
09/19/94	01		14:56 0001	9860

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92204
IDENTIF. ↑ REFERENCE

94 SEP 19 PM 2:57
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 836171