BOOK 9573 PG 388

FORM NO WD-1

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 27th DAY OF December, 1994

Notary Public

MY COMMISSION EXPIRES: NOV 27 1996

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

BRANSTETTER, KILGORE, STRANCH & JENNINGS, 227 2nd Avenue, N. Nashville, TN. 37201

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
NOLA SIMMONS (NAME)	Same (NAME)	155-7-A
7168 Forest Oaks Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 6
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, POPLAR CREEK DEVELOPMENT CO.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NOLA SIMMONS, A Widow

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:

Being Lot No. 8 on the Plan 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 here made for a more particular description.

Being the same property conveyed to Poplar Creek Development Co. by deed from Cecil D. Branstetter of record in Book 9361, page 950, and re-recorded in Book 9366, page 182, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(See attached marked Exhibit A)

26222
IDENTIFICATION REFERENCE

PICK-UP
95 JAN 18 PM 1:09

unimproved (X)
This is improved ( ) property, known as 7168 Forest Oaks Drive, 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 27th day of December, 19 94

Jane B. Stranch, Sec./Treas.

Jane B. Stranch,
Secretary-Treasurer

STATE OF TENNESSEE }
Davidson County }

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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____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, Alice Faye Sullivan a Notary Public in and for the State and County aforesaid, personally appeared Jane B. Stranch

_____

_____

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 Secretary-Treasurer _____of the Poplar Creek Development Co. a corporation, and that he as such Secretary-Treasurer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Secretary-Treasurer.

Witness my hand and official seal at Nashville, TN, _____, this 27 day of December, 19 94.

Alice Faye Sullivan Notary Public

Commission Expires 4-7-96

ALICE FAYE SULLIVAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

POPLAR CREEK DEVELOPMENT CO.

TO

NOLA SIMMONS, A Widow

ATTORNEYS TITLE™

A Minnesota Title Company

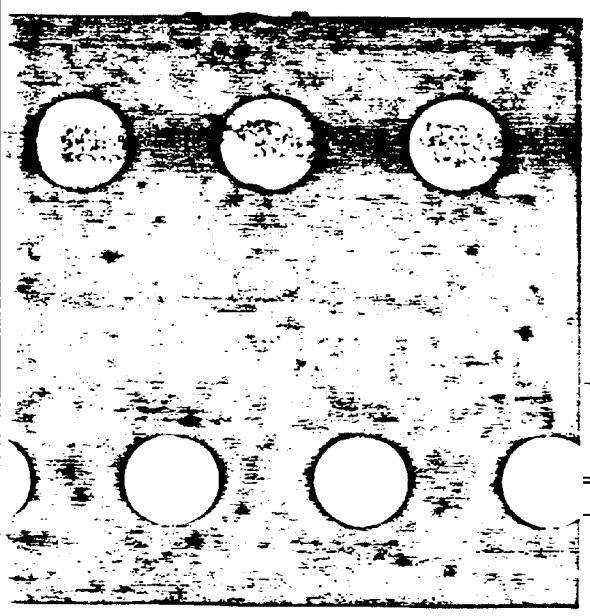
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244 2101

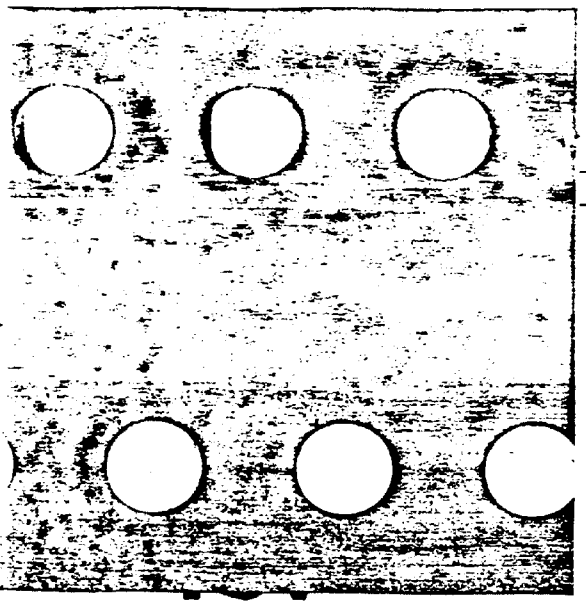
EXHIBIT A - PHASE III, SECTION A

1. Restrictive Covenants contained in instrument of record in Book 9472, page 824, 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.

2972 02/13 0201 03CHECK 114.75





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	12.00
TOTAL	114.75
CHECK	114.75

01/13/95 01 13:08 0001 2972

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26222
IDENTIF. ↑ REFERENCE

95 JAN 18 PM 1:09

REGISTER
DAVIDSON COUNTY, TN.

No. 872799