This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map & Parcel 155-8C-160

BOOK 9610 PG 307

39041

IDENTIF. & REFERENCE

95 MAR -3 AM 9:18

DAVIDSON COUNTY, TN.

Send Tax Statements To:
Wallace Gillespie
161 Lancaster Drive
Franklin, TN 37064

Name/Address New Owner:
Wallace Gillespie
161 Lancaster Drive
Franklin, TN 37064

Name of Mortgagee:
Franklin National Bank

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, LEE CHIRA, TRUSTEE, Grantor, has bargained and sold and by these presents do transfer and convey unto WALLACE GILLESPIE d/b/a WALLACE GILLESPIE CONTRACTORS, Grantee, his heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of Poplar Creek, Phase II, of record in Book 6900, pages 339 through 347, Regiser's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Lee Chira, Trustee, by deed from Nashville Properties Partnership, a Florida general partnership, of record in Book 8391, page 159, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee, his heirs and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1995 Davidson County property taxes are a lien but are not yet due and payable. These taxes have been prorated between the parties as of the date of this instrument, with Grantee assuming responsibility for payment of the same.

2. All matters as shown on the Plan of record in Book 6900, pages 339-347, Register's Office of Davidson County, Tennessee.

3. Restrictive covenants contained in instrument of record in Book 6474 page 346, as amended in Book 6486, page 587, Book 6662, page 433, Book 6987, page 966, Book 7270, page 648, Book 7964, page 33, and in Book 9472, page 824, Register's Office of Davidson County, Tennessee.

4. Storm Water Detention Agreement of record in Book 7099, page 299, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind Grantor, his heirs, successors and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

7025 03/03 0101 03CHECK 105.20

IN TESTIMONY WHEREOF, Grantor has hereunto set his signature, this the 16 day of Feb, 1995.

LEE CHIRA, TRUSTEE

STATE OF FLORIDA
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LEE CHIRA, TRUSTEE, 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 seal, at office, on this 15th day of February, 1995.

Brenda J Carlson
Notary Public

My Commission Expires:

BRENDA J. CARLSON
MY COMMISSION # CC 228417
EXPIRES: October 26, 1996
Bonded Thru Notary Public Underwriters

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $26,000.00.

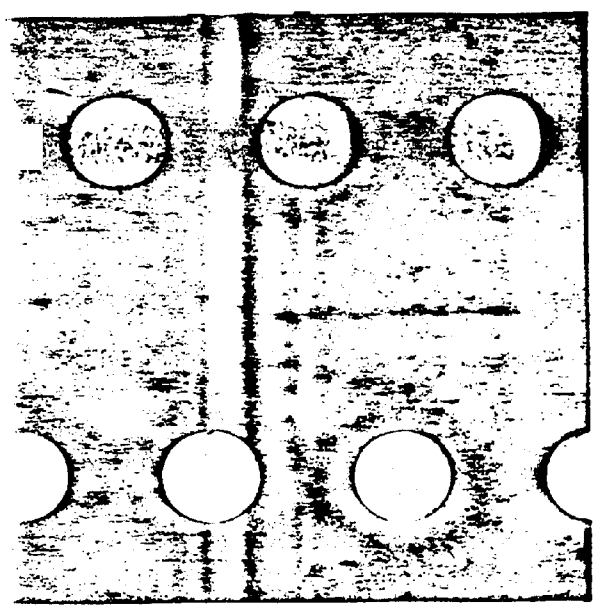
Affiant

Sworn to and subscribed before me on this the 22nd day of February, 1995.

Stephanie a. Glenn
Notary Public

My Commission Expires:
11-18-1997

STEPHANIE A. GLENN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

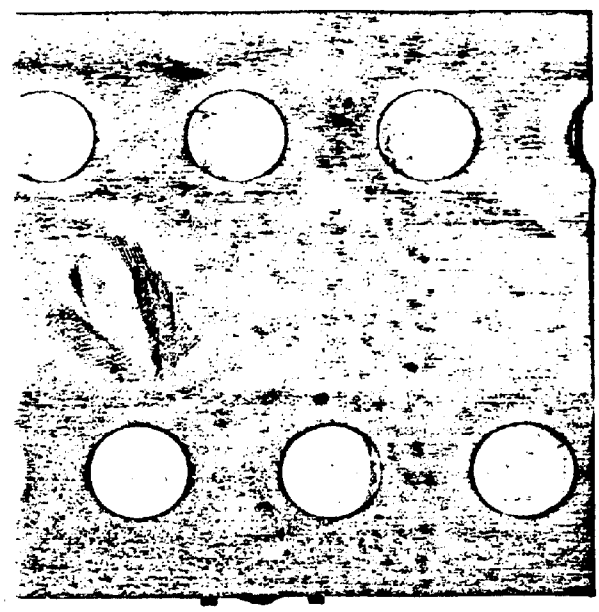
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9610 PG 309

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 26000.00
CON TX 96.20
PRFEE 1.00
WDEED 8.00
TOTAL 105.20
CHECK 105.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/03/95 01 09:19 0001 7025

39041
IDENTIF. ↑ REFERENCE

95 MAR -3 AM 9:18

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

No. 886674