FILM 9628 PG 254

FORM NO WD 1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF ~~August~~ March 1995

Notary Public

MY COMMISSION EXPIRES 5-24-97

(AFFIX SEAL)

30 BURTO... ...ITE 200
NASHVILLE, TN 37215

FILE BOX 61

RE-RECORD FILM 9641 PG 809

THIS INSTRUMENT WAS PREPARED BY

BRANSTETTER, KILGORE, STRANCH & JENNINGS, 227 Second Avenue North
NAME ADDRESS Nashville, TN 37201

| NAME & ADDRESS OF PROPERTY OWNER | NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES | MAP, PARCEL, NUMBERS |
|---|---|---|
| DEBRA L. SMITH (NAME) | (same) (NAME) | 155-7A-7 |
| 6528 Melinda Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37205 (CITY) (STATE) (PO 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 DEBRA L. SMITH

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. 9 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 plan 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)

unimproved ( X )
This is improved ( ) property, known as 1504 FORREST Oaks Place, Nashville, Tennessee 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 22nd day of August, 19 94

POPLAR CREEK DEVELOPMENT CO.

By: Jane B. Stranch
Secretary-Treasurer

STATE OF TENNESSEE }
Davidson County }

BOOK 9628 PG 255

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 }

RE-RECORD BOOK 9641 PG 810

Before me, _____ 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, Tennessee this 22nd day of August, 1994.

Joy S. Buck Notary Public

Commission Expires 1/24/98

WARRANTY DEED

FROM

Poplar Creek Development Co.

TO

DEBRA L. SMITH

4241 03/27 0101 03CHECK 110.75

ATTORNEYS TITLE
A Minnesota Title Company

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

45528

IDENTIF. / REFERENCE

95 MAR 27 PM 12:00

FELIA ... REGISTER
DAVIDSON COUNTY TN.

RE-RECORD BOOK 9641 PG 811

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.

50251

IDENTIFICATION

RE-RECORD

9414 04/10 0101 03CHECK 12.00