GENERAL WARRANTY DEED BOOK 9649 PG 742

FROM: POPLAR CREEK DEVELOPMENT CO., Grantor

TO: STEPHEN T. AZAR and wife, GWEN N. AZAR, Grantees

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
424 Church Street, 18th Floor
Third National Financial Center
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

[illegible]

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

(new owner)

Map-Parcel Numbers

155-7A-11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Twenty Seven Thousand Five Hundred and 00/100 Dollars ($27,500.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 19th day of April, 1995.

Notary Public

My Commission Expires: 2-22-97

FOR AND IN CONSIDERATION OF the sum of Twenty Seven Thousand Five Hundred and 00/100 Dollars ($27,500.00), the receipt and sufficiency of which are hereby acknowledged, Poplar Creek Development Co. (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Stephen T. Azar and wife, Gwen N. Azar (the "Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as 7172 Forrest Oaks Drive, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

And Grantor does covenant with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 19th day of April, 1995.

Poplar Creek Development Co.

By: Jane B. Stranch

Title: Sec/Treas.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, DANA L. KENNEDY, a Notary Public of said County and State, 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 her self to be SEC./TREASURER of POPLAR CREEK DEVELOPMENT CO., a corporation, the within named bargainor, and that she as such SEC./TREASURER executed the foregoing instrument for the purposes therein contained, by signing the name of her self as SEC./TREASURER of POPLAR CREEK DEVELOPMENT CO.

Witness my hand and seal, at Office in Nashville, this 19th day of April, 1995.

Dana L. Kennedy
Notary Public

My Commission Expires: 3-22-97

NOTARY PUBLIC STATE OF TENNESSEE

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 13 on the Final Plat of the Poplar Creek Estates, Phase III, Section "A" as of record in Book 7900, page 696, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

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

The above description is the same as in the previous deed of record.

EXHIBIT B

Encumbrances

BOOK 9649 PG 745

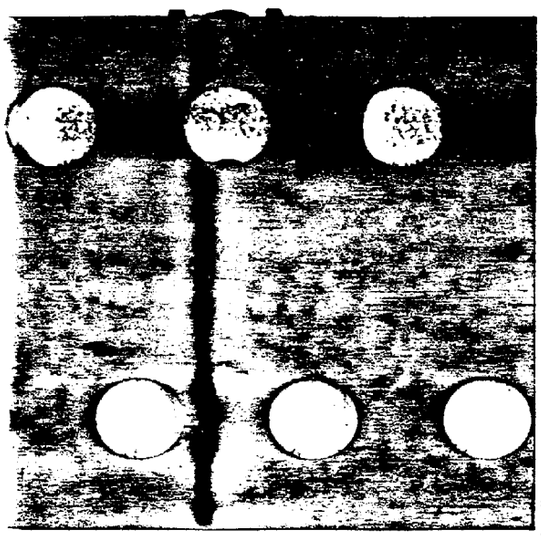
1. Restrictive covenants of record in Book 9472, page 824, Register's Office for Davidson County, Tennessee.

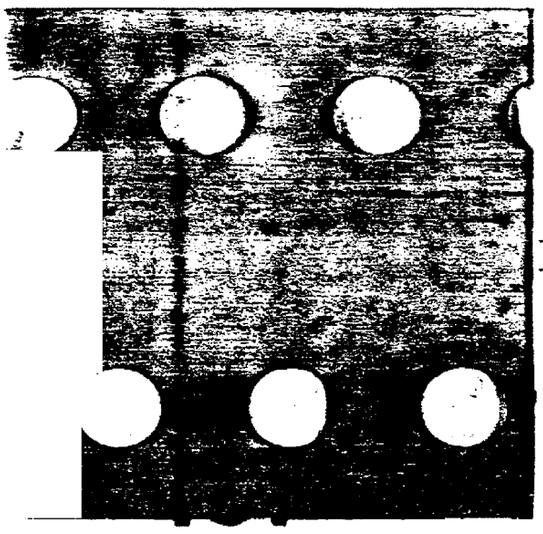
2. Plan of record in Book 7900, page 696, said Register's Office.

3. Utility easement of record in Book 9024, page 486, said Register's Office.

4. Taxes for 1995 constitute a lien, but are not yet due and payable.

53100





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

RECEIVED OF _____

FOR _____

BOOK 9649 PG. 746

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	16.00
TOTAL	118.75
CHECK	118.75

04/19/95 01 15:26 0001 2562

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 APR 19 PM 3:26

REGISTER
DAVIDSON COUNTY, TN.

53100
IDENTIF. & REFERENCE

No. 902028