BOOK 9689 PG 612

SB

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,500

Gary W. Sydnor
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25 DAY OF May, 1995.

NOTARY PUBLIC

My Commission expires: Nov 20, 1996

THIS INSTRUMENT PREPARED BY
BRANSTETTER, KILGORE, STRANCH & JENNINGS, 227 2nd Ave., N., 4th Floor
NAME ADDRESS Nashville, TN 37201

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Gary W. Sydnor and wife, Kristin M. Sydnor	(same)	155-7-A
(NAME) 109 Hickory Club Drive	(NAME)	Parcel 1
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, 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

GARY W. SYDNOR AND WIFE, KRISTIN M. SYDNOR

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 3 on the Final Plat of the Poplar Creek Estates, Phase III, Section "A" Subdivision 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, and re-recorded in Book 9366, page 182, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
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.

This is unimproved (X) improved ( ) property, known as Lot 3, Poplar Creek Estates, Phase III, Section "A"
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 25th day of May, 19 95.

POPLAR CREEK DEVELOPMENT CO.
By: Jane D. Stranch
Secretary-Treasurer

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of }

BOOK 9689 PG 613

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

IDENTIFICATION REFERENCE 0066369

'95 JUN -2 PM 1:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

Before me, the undersigned authority, 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 in the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Secretary-Treasurer of Poplar Creek Development Co., the within named bargainor, a corporation (or partnership), and that she as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by herself as such officer (or partner).

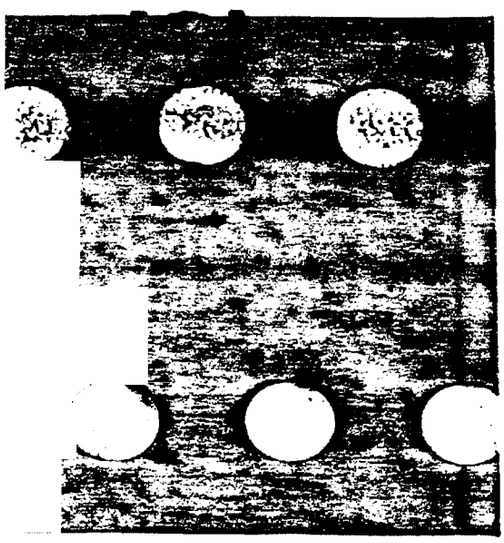
Witness my hand and official seal at office this 25th day of May, 19 95.

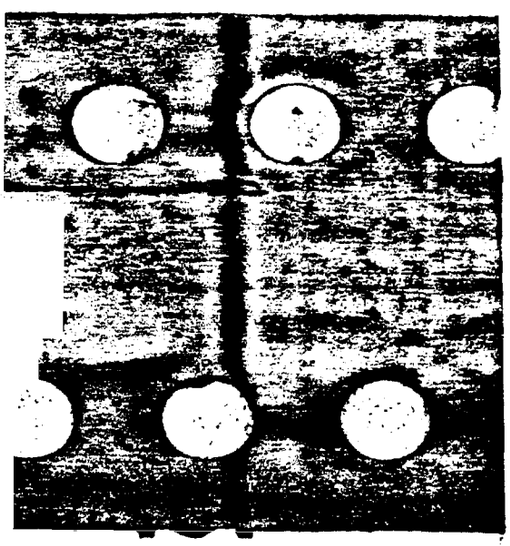
My Commission expires: 4-7-96

Alice Faye Sullivan
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

$110.00 CK 0101 03CHECK 110.75





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 8.00
TOTAL 110.75
CHECK 110.75

06/02/95 01 13:58 0001 7140

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0066369
IDENTIF. ↑ REFERENCE

95 JUN -2 PM 1:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 916443