BOOK 9887 PG 159

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 $ 27,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 11th DAY OF December, 1995.

NOTARY PUBLIC

My Commission expires: 1/24/98

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:
DONALD W. JOHNSON (NAME)	(same) (NAME)	155-7-A
7990 Poplar Creek Road (ADDRESS)	(ADDRESS)	Parcel 35
Nashville, TN 7221 (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

DONALD W. JOHNSON

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. 18 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.

unimproved (X)
This is improved ( ) property, known as Lot 18, 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 11th day of December, 1995.

POPLAR CREEK DEVELOPMENT CO.

By: Jane B. Stranch
Jane B. Stranch

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of }

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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

7787 12/13 0101 03CHECK 110.75

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

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 her self 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 her self as such officer (or partner).

Witness my hand and official seal at office this 11th day of December, 1995.

My Commission expires:
1/24/98

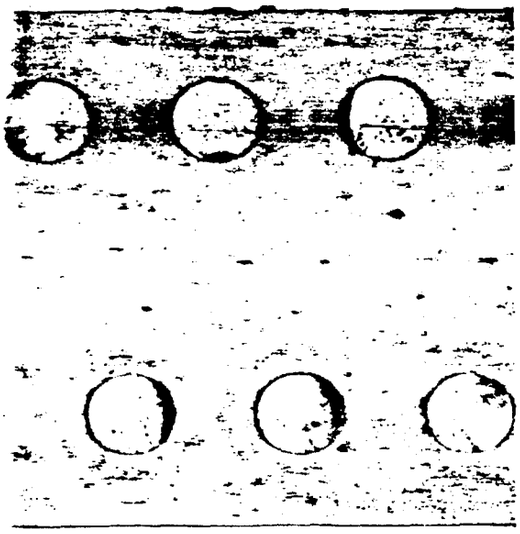
Jay S. Bishop
Notary Public

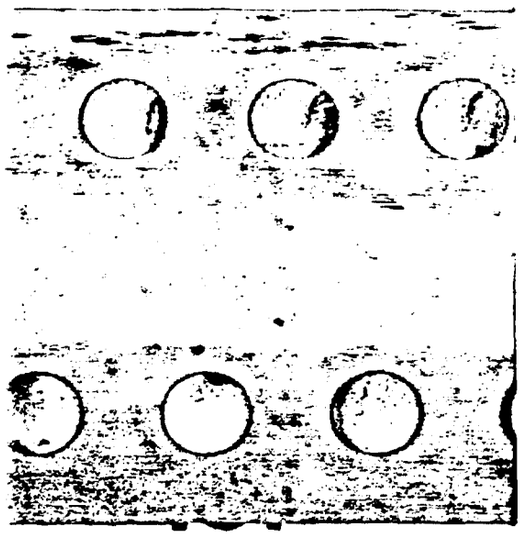
0131598

IDENTIFICATION REFERENCE

FELICIA WILLIAMSON
DAVIDSON COUNTY, TN.
DEC 13 AM 11:05

PICK-UP





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

12/13/95 01 11:05 0001 7787

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0131598
IDENTIF. & REFERENCE

95 DEC 13 AM 11:05
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 986251