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 $ 65,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 2 DAY OF Jan. 19 96

NOTARY PUBLIC

My Commission expires: 5-5-98

BANKERS TITLE & ESCROW CORPORATION
3310 West End Avenue #Floor 4
[illegible] TENNESSEE 37203

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:
Grassmeyer Construction, Inc. (NAME)	(same) (NAME)	Lot 2=155-7-A
1512 Club Parkway (ADDRESS)	(ADDRESS)	Parcel 13
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Lot 16=155-7-A ~~Parcel 29~~

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

GRASSMEYER CONSTRUCTION, INC.

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 Nos. 2 and 16 on the Final Plat of Poplar Creek Estates, Phase III, Section "B" Subdivision of record in Book 7900, page 993, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Poplar Creek Development Co. by deed from Cecil D. Branstetter of record in Book 9754, page 949, 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 993, 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 Nos. 2 & 16, Poplar Creek Estates, Section III "B"
(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 22nd day of January, 1996.

POPLAR CREEK DEVELOPMENT CO.

By: Jane B. Stranch
Jane B. Stranch

INDIVIDUAL ACKNOWLEDGMENTS:

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

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

0143283

IDENTIFICATION REFERENCE

96 JUN 23 AM 11:

REGISTER'S OFFICE

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 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 her self as such officer (or partner).

Witness my hand and official seal at office this 22 day of January, 1996.

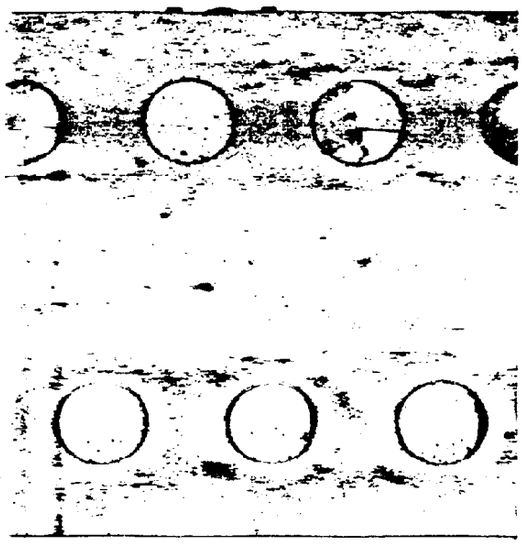
My Commission expires: 4-9-98

Alice Faye McClain
Notary Public

ALICE FAYE McCLAIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

M.T.A. 01.00 CHECK

249.50



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

RECEIVED OF _____

FOR _____

BOOK 9925 PG 113

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

CONV	65000.00
CON TX	240.50
PRFEE	1.00
MDEED	8.00
TOTAL	249.50
CHECK	249.50

01/23/96 01 11:11 0001 0391



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0143283
IDENTIFICATION REFERENCE

96 JAN 23 AM 11:09
FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 998668