BOOK 9930 PG 191

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JANUARY, 1996

Notary Public I. DYKE TATUM

MY COMMISSION EXPIRES: July 26, 1997.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BARRY A. CALLENDER (NAME)	GUARANTY TRUST (NAME)	155-8-C-243CO
7133 FORREST OAKS DRIVE (ADDRESS)	726 SOUTH CHURCH STREET (ADDRESS)	09D-82436
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	MURFREESBORO, TN 37130 (CITY) (STATE) (ZIP)	

FOR AND 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, DONALD W. JOHNSON AND WIFE, KAY B. JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARRY A. CALLENDER ~~AND WIFE, ZONIA E. CALLENDER~~ *married

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:

LAND in DAVIDSON County, Tennessee, being Lot No. 22, on the FINAL PLAT of the POPLAR CREEK ESTATES PHASE III, SECTION "A", of record in Book 7900, page 696, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to DONALD W. JOHNSON, by deed from Poplar Creek Development Co., of record in Book 9676, page 243, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Poplar Creek Estates, Phase Two, as said areas are set forth and defined in Restrictions of record in Book 6474, page 346; Book 6486, page 587; Book 6662, page 433; Book 6804, page 536; Book 6987, page 966; Book 7270, page 648; and * Book 7964, page 33; and Charter of record in Book 7120, page 125; Register's Office for Davidson County, Tennessee. *Book 9472, page 824,

KAY B. JOHNSON, WIFE OF DONALD W. JOHNSON, joins in to convey any interest she may have by reason of her marital status in subject property.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 7133 FORREST OAKS DRIVE, NASHVILLE, TN 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 our hand S this 24TH day of JANUARY 19 96

DONALD W. JOHNSON

KAY B. JOHNSON

BOOK 9930 PG 192

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DONALD W. JOHNSON AND WIFE, KAY B. JOHNSON

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 24TH day of JANUARY, 1996.

Commission expires July 26, 1997

I. DYKE TATUM Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____ Notary Public

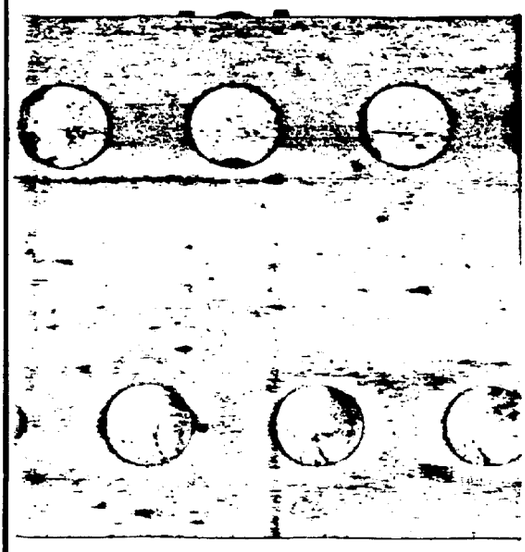
*** LEGAL DESCRIPTION CONTINUATION ***

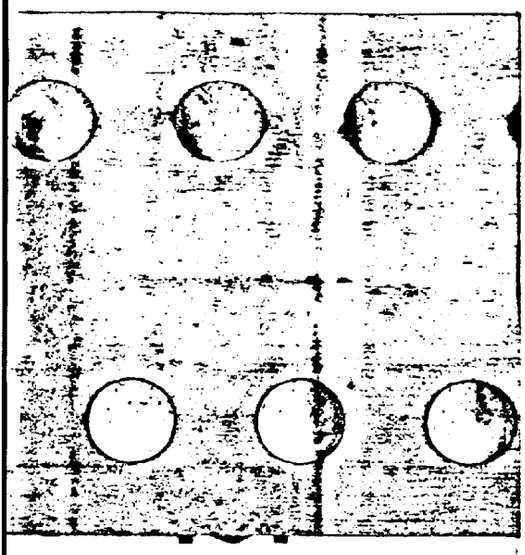
SOURCE OF DESCRIPTION: Survey dated JANUARY 15, 1995, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

0144921
IDENTIF. → REFERENCE

96 JAN 29 PM 2:14
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

2166 01/29 0101 03CHECK 767.50





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

RECEIVED OF _____

FOR _____

BOOK 9930 PG 193

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 205000.00
CON TX 758.50
PRFEE 1.00
UCFEE 8.00
TOTAL 767.50
CHECK 767.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/29/96 01 14:21 0001 2166

0144921
IDENTIF. ↑ REFERENCE

96 JAN 29 PM 2:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1000421