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STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January, 1996.

Notary Public

MY COMMISSION EXPIRES: 1/24/98

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY

BRANSTETTER, KILGORE, STRANCH & JENNINGS, 227 Second Avenue, North, 4th Floor, Nashville, TN 37201

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NOS
(NAME) **DONALD W. JOHNSON**	(NAME) **SAME AS PROPERTY OWNER**	**LOT 1:** Map: 155-8-C Parcel: 241 **LOT 7:** Map: 155-7-A Parcel: 5 **LOT 16:** Map: 155-7-A Parcel: 33 **LOT 17:** Map: 155-7-A Parcel: 34
(STREET ADDRESS OR ROUTE NO.) **7990 Poplar Creek Road**	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP) **Nashville, TN 37221**	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, 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 GRANTEE, his 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 NOS. 1, 7, 16 AND 17 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 property, known as LOT NOS. 1, 7, 16 AND 17 ON THE FINAL PLAT OF THE POPLAR CREEK ESTATES, PHASE III, SECTION "A" SUBDIVISION.

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. We do covenant with said GRANTEE 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 GRANTEE, his 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 on this 2nd day of January, 1996.

POPLAR CREEK DEVELOPMENT CO.

By: Jane B. Stranch

JANE B. STRANCH

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 on 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 Nashville, Tennessee, this 2nd day of January, 1996.

Joyce Bishop
Notary Public

My Commission Expires:
1/24/98

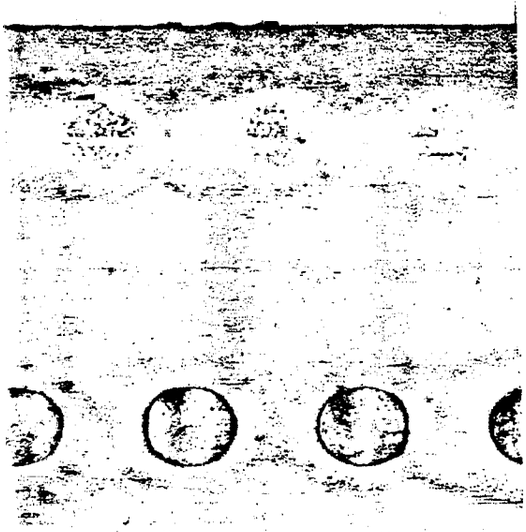
JOYCE S. BISHOP NOTARY PUBLIC DAVIDSON

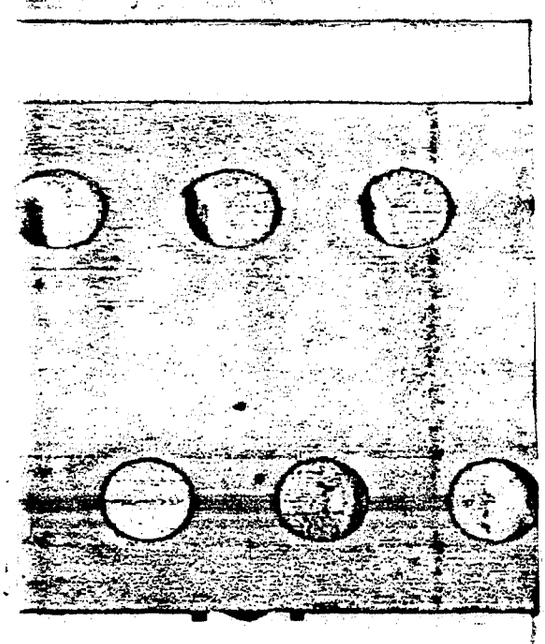
0153820
IDENTIF. + REFERENCE

96 FEB 27 AM 8:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1676 02/27 0101 03CHECK 416.00





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	110000.00
CDN TX	407.00
PRFEE	1.00
WDEED	8.00
TOTAL	416.00
CHECK	416.00

02/27/96 01 08:47 0001 1676

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0153820
IDENTIF. ↑ REFERENCE

96 FEB 27 AM 8:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1009826