Box 58

This instrument is being re-recorded to include the subdivision restrictions.

WARRANTY DEED

BOOK 9976 PG 328

RE-RECORD
BK / 9978 PG 828

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,500.00

Carolyn M. Leftwich
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March 19 96

Ann Bloodworth
Notary Public

MY COMMISSION EXPIRES: 11/29/2000
(AFFIX SEAL)

NOTARY PUBLIC LAKE STATE OF

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn M. Leftwich (NAME)	NEW OWNER (NAME)	MAP 155-7-A
7192 Forrest Oaks Drive (ADDRESS)	(ADDRESS)	PARCEL 16
Nashville, TN (CITY) (STATE) (ZIP)	(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, Poplar Creek Development Co., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carolyn M. Leftwich, a single person

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. 5 on the Plan of Poplar Creek Estates, Phase III, Section B, of record in book 7900, page 993, said Register's Office, to which reference is hereby made.

Being part of the same property conveyed to Poplar Creek Development Co., a Tennessee corporation, by deed from Cecil D. Branstetter of record in Book 9754, page 949, Register's Office for Davidson County, Tennessee.

The above legal description is based on the plan of record.

3326 03/14 0101 03CHECK 8.00

This conveyance is subject to 1996 taxes, assumed by the Grantees; all matters as shown on the plan of record in Book 7900, page 993; restrictive covenants as set out in Book 6474, page 346; Book 6486, page 587; Book 6662, page 433; Book 6987 page 966; Book 7270, ape 648, Book 7964, page 33; and Book 9472, page 824, Register's Office for said County; and association dues, if any.

7556 03/12 0101 03CHECK 129.25

0159245 IDENTIF. ↑ REFERENCE

96 MAR 12 AM 10:50
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

96 MAR 14 AM 10:02
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

0160012 IDENTIF. ↑ REFERENCE

RE-RECORD

unimproved (X)
This is improved ( ) property, known as 7192 Forrest Oaks Drive, Nashville, TN
(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 my hand this 11th day of March 19 96

Poplar Creek Development Co., a Tennessee corporation
By: Jane B. Stranch, Sec/Treas

Bk X58

RE-RECORD

9976PG329

9976PG329

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on 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 _____ _____, Tennessee, this _____day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jane B Stranch and _____ with whom I am personally acquainted and who upon ~~his~~ her oath(s) acknowledged ~~himself~~ herself to be the Secretary/Treasurer and _____ respectively of the Poplar Creek Development Co. the within named bargainor, and corporation, and that she as such Sec/Tres. 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 Nashville, TN on this the 11th day of March 19 96 .

My commission expires 1/29/2000

Ann Blackwell
Notary Public