BOOK 10034 PG 112

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 184,900.00

Charles A Parsons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF April, 19 96

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 25, 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
CHARLES A. PARSONS	FIRST REPUBLIC MORTGAGE	155-8-244CO
(NAME)	(NAME)	
7140 FORREST OAKS DRIVE	6012 Wilmington Pike	09D-8243.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	Dayton, OH 45459	
(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, 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 CHARLES A. PARSONS AND WIFE, MARY H. PARSONS

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. 1, on the Plan of REVISION ONE to FINAL PLAT of the POPLAR CREEK ESTATES, PHASE III, SECTION "A", of record in Book 9700, page 122, which amends the plan of record in Book 7900, page 696, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to DONALD W. JOHNSON, by deed from Poplar Creek Development Co., of record in Book 9958, page 64, 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 III, SECTION "A", as said areas are set forth and defined in Restrictions of record in Book 9472, page 824 and Charter of record in Book 7120, page 125, Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

This instrument is executed on behalf of KAY B. JOHNSON, by DONALD W. JOHNSON, as her Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 7140 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 30th day of April, 19 96

Donald W. Johnson
DONALD W. JOHNSON

Kay B. Johnson By Donald W. Johnson
KAY B. JOHNSON
BY: Donald W. Johnson, Attorney in Fact

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

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 30th day of April 19 96.

Commission expires July 26, 1997

I. DYKE TATUM Notary Public

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 April 19, 1996, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

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, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of KAY B. JOHNSON, as her Attorney-in-Fact, as the free act and deed of the within named KAY B. JOHNSON.

WITNESS my hand and official seal at Nashville, Tennessee, this 30TH day of APRIL, 1996.

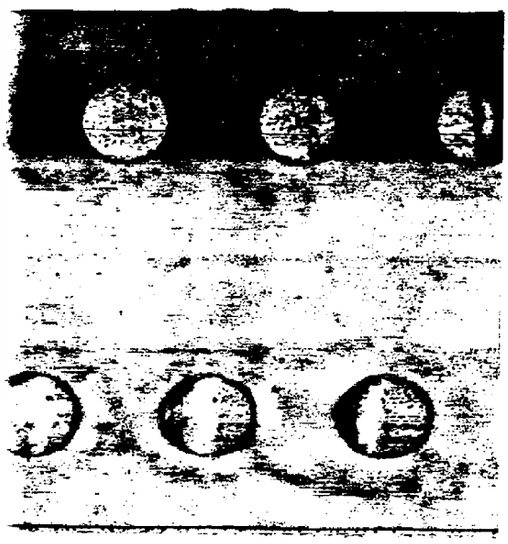
My Commission Expires: 07/26/97

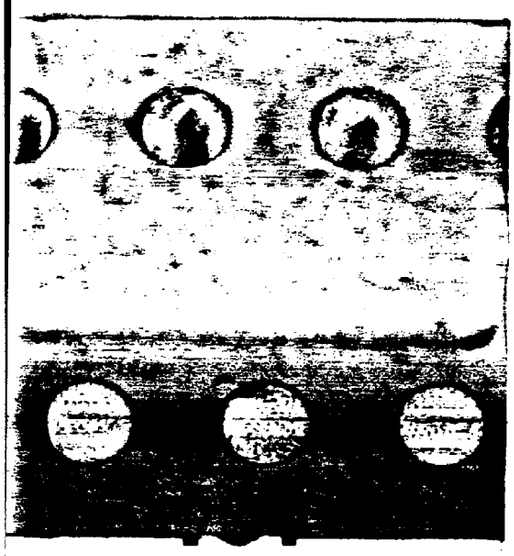
NOTARY PUBLIC I. DYKE TATUM

0177069
IDENTIF. ↑ REFERENCE

96 MAY -1 PM 1:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6509 05/01 0101 03CHECK 693.13





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

RECEIVED OF _____

FOR _____

BOOK 10034 PG 114

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 184900.00
				CON TX 68.43
				ERR CO
				CON TX 68.43-
				CON TX 684.13
				PRFEE 1.00
				WDEED 8.00
				TOTAL 693.13
				CHECK 693.13
			05/01/96 01	13:27 0001 6509

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 MAY -1 PM 1:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0177069
IDENTIF. ↑ REFERENCE

No. 1034546