WARRANTY DEED

BOOK 10045 PG 403

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 398,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May, 96

J. PHILLIP JONES
Notary Public

MY COMMISSION EXPIRES: November 27, 1999
(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
DAVID H. DUPUY (NAME)	FIRST REPUBLIC MORTGAGE CORP. (NAME)	155-7-A-34CO
7153 FORREST OAKS DRIVE (ADDRESS)	6012 Wilmington Pike (ADDRESS)	09D-82452
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	Dayton, OH 45459 (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 DAVID H. DUPUY AND WIFE, KIMBERLY R. DUPUY

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. 17, on the Plan of REVISION ONE to FINAL PLAT of the POPLAR CREEK ESTATES, PHASE III, SECTION "A", SUBDIVISION, 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", SUBDIVISION, 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 of record in Book 10034, page 111, Register's Office for DAVIDSON County, Tennessee.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 7153 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 6th day of May 19 96

DONALD W. JOHNSON
KAY B. JOHNSON
By:
DONALD W. JOHNSON, ATTORNEY-IN-FACT

BOOK 10045 PG 404

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 6th day of May 19 96.

Commission expires November 27, 1999

J. PHILLIP JONES 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 22, 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 6TH day of MAY, 1996.

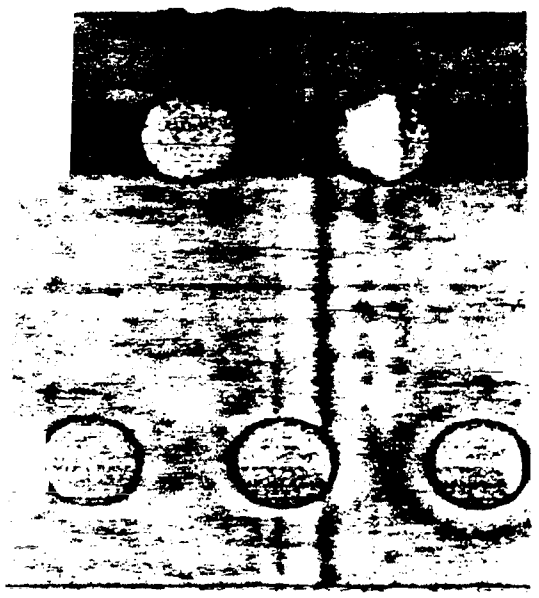
My Commission Expires: 11/27/99

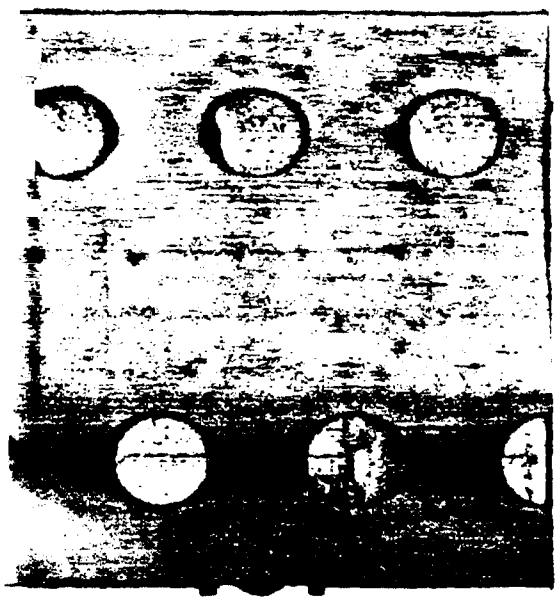
NOTARY PUBLIC J. PHILLIP JONES

0180238
IDENTIF. ↑ REFERENCE

96 MAY -9 AM 9:20
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9726 05/09 8:01 03CHECK 741.60





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10045 PG 405

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	198000.00
CON TX	732.60
PRFEE	1.00
MREED	9.00
TOTAL	741.60
CHECK	741.60

05/09/96 01 09:22 0001 9936

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0180238
IDENTIF. ↑ REFERENCE

96 MAY -9 AM 9:20

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1037930