OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10186 PG 829

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

Jane B Brown
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE ____ DAY OF September, 19 96

NOTARY PUBLIC

My Commission expires: 5/30/99

THIS INSTRUMENT PREPARED BY
BRANSTETTER, KILGORE, STRANCH & JENNINGS, 227 2nd Ave., N., 4th Floor, Nashville, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
DANIEL R. BROWN AND WIFE,	(same)	155-7-A
(NAME) PATRICIA D. BROWN	(NAME)	Parcel 14
7184 Forrest Oaks Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, 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

DANIEL R. BROWN AND WIFE, PATRICIA D. BROWN

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 3 on Revision One to Final Plat of Poplar Creek Estates, Phase III, Section "B" Subdivision of record in Book 9700, page 123, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Poplar Creek Development Co. by deed from Cecil D. Branstetter of record in Book 9754, page 949, 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 9700, page 123, 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.

unimproved (X)
This is improved ( ) property, known as Lot 3, Phase III, Section "B", Poplar Creek Estates
(House Number) (Street) (City) (State) (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. We do covenant with 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 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 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 hands this 6 day of September, 19 96.

POPLAR CREEK DEVELOPMENT CO.
By: Jane B. Stranch, Sec/Treas
Jane B. Stranch

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10186 PG 830

STATE OF TENNESSEE }
County of }

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

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

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

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

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

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

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 in 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 her self as such officer (or partner).

Witness my hand and official seal at office this 6 day of September, 19 96.

My Commission expires:
4-4-2000

Notary Public

NC NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

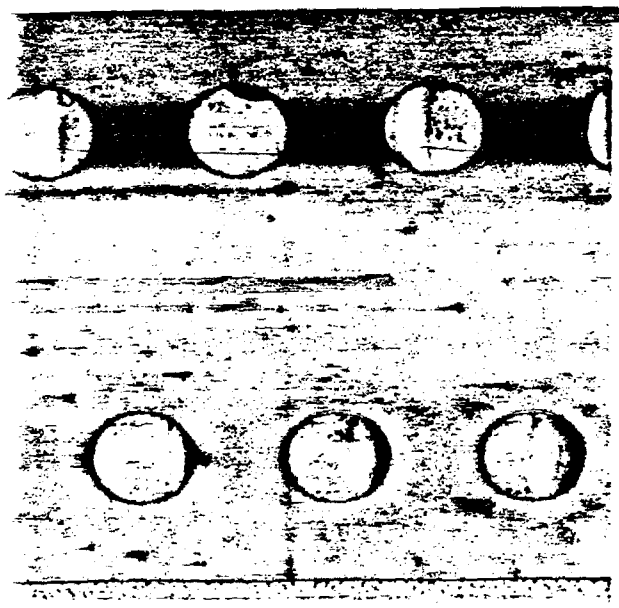
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.
96 SEP 10 PM 3:58

IDENTIFICATION

096219 0101 03:CHECK

129.25

02233800



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10186 PG 831

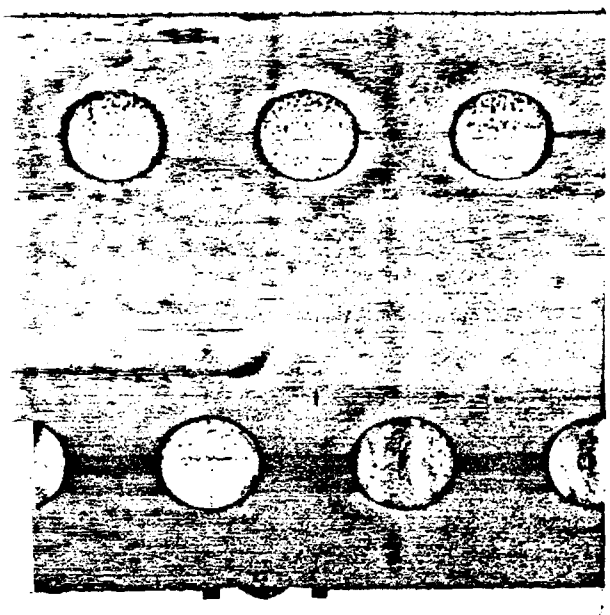
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 32500.00
CON TX 120.25
PRFEE 1.00
WDEED 8.00
TOTAL 129.25
CHECK 129.25

09/10/96 01 16:03 0001 6923

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0223800
IDENTIFICATION REFERENCE

96 SEP 10 PM 3:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1029395