BOOK 10237 PG 635

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,000.00

Steven A. Greer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF December, 1996.

Jo Ann Smith
Notary Public

MY COMMISSION EXPIRES: 11/28/98
(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)<br>LANDMARK MANAGEMENT CORP. | (NAME)<br>SAME AS PROPERTY OWNER | Map: 155-8-C<br>Parcel: 262 |
| (STREET ADDRESS OR ROUTE NO.)<br>One Belle Meade Place<br>4400 Harding Road, Suite 500 | (STREET ADDRESS) | |
| (CITY) (STATE) (P.O. ZIP)<br>Nashville, TN 37205 | (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 **LANDMARK MANAGEMENT CORP.**, hereinafter called the GRANTEE, its 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. 22 ON THE FINAL PLAT OF POPLAR CREEK ESTATES, PHASE IV**, as of record in Book 9700, Page 195, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Poplar Creek Development Company by Deed from First Hotel Investment Corporation, of record in Book 10037, Page 477, 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 195, 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 NO. 22, POPLAR CREEK ESTATES, PHASE IV.**

**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, its 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, its 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 24th day of October, 1996.

**POPLAR CREEK DEVELOPMENT COMPANY**

By: Jane B. Stranch Sec/Treas.

**JANE B. STRANCH**
**SECRETARY/TREASURER**

**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 24th day of October, 1996.

Jay S. Bishop
**Notary Public**

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

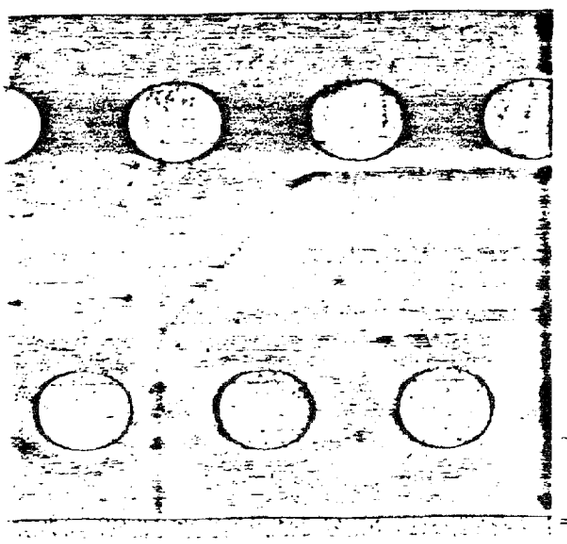
**My Commission Expires:**

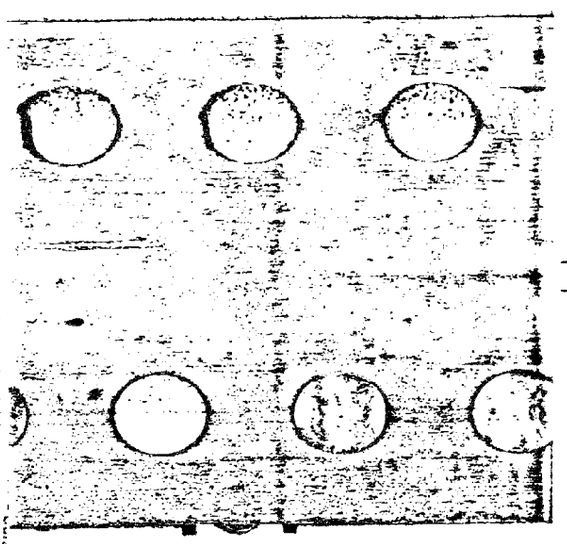
1/24/98

0240143
IDENTIFICATION REFERENCE

96 OCT 25 PM 3:16
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

4369 10/25 0401 03CHECK 134.80





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

RECEIVED OF _____

FOR _____

BOOK 10237 PG 637

| | | |
|---|---|---|
| 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 | 34000.00 |
| | | | CON TX | 125.80 |
| | | | PRFEE | 1.00 |
| | | | MTEED | 8.00 |
| | | | TOTAL | 134.80 |
| | | | CHECK | 134.80 |
| 10/25/96 | 01 | | 15:18 0001 | 4369 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0240143
IDENTIF. & REFERENCE

96 OCT 25 PM 3:16
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

№ 1081339

No [redacted]