BOX 28

BOOK 10277 PG 787

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December, 1996.

Notary Public

MY COMMISSION EXPIRES: July 24, 1998 (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) | |

1147 12/03 0101 03CHECK 134.80

# 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. 11 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. 11, 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 2nd day of December, 1996.

**POPLAR CREEK DEVELOPMENT COMPANY**

By: Jane B. Stranch

**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 2nd day of December, 1996.

Joy S. Bishop
**Notary Public**

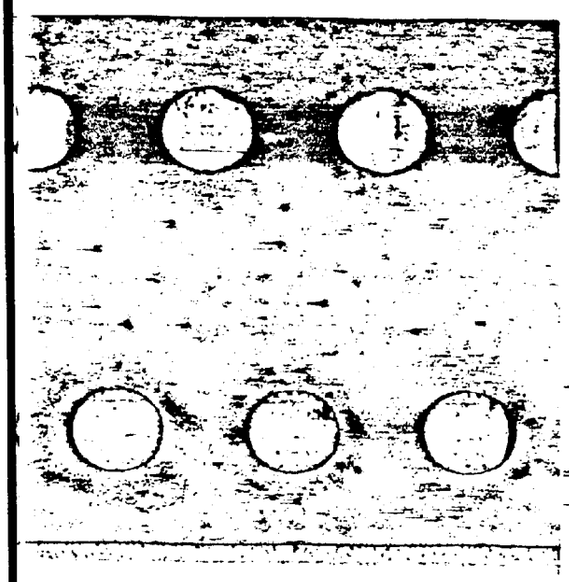
NOTARY PUBLIC AT LARGE

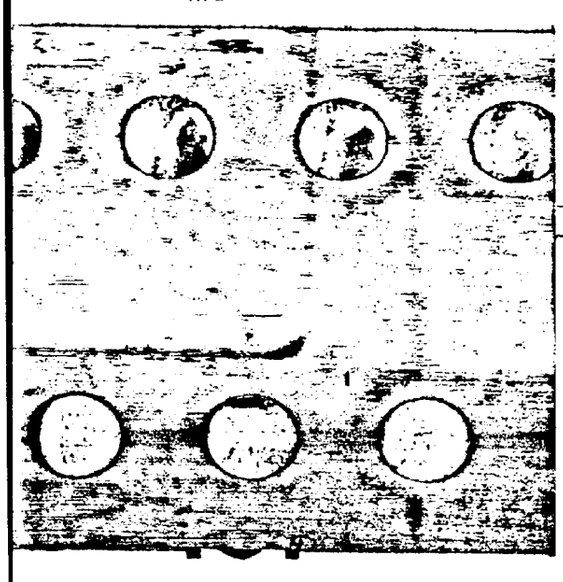
**My Commission Expires:**

1/24/98

0251896
IDENTIF. ↑ REFERENCE

96 DEC -3 AM 10:17
REGISTER
DAVIDSON COUNTY, TN.





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10277 PG 789

| | | |
|---|---|---|
| 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 |
| WDEED | 8.00 |
| TOTAL | 134.80 |
| CHECK | 134.80 |

12/03/96 01 10:17 0001 1147

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0251896
IDENTIF. ↑ REFERENCE

96 DEC -3 AM 10:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1093818