[redacted] [redacted]

BOOK 10544 PG 229

File Box 8-PT

This Instrument Prepared by T. Johnson
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

RNPC-00128

WARRANTY DEED

THIS INDENTURE, made this 25 day of July, A.D., 19 97, between TIM WIGGINS, an unmarried man

Tennessee, First Parties, and

IWONA STEPNIEWSKA, UNMARRIED

Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of TEN AND NO/100---------- ($ 10.00) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

I

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Revised Plan of Poplar Ridge, Section 1, as of record in Book 7900, page 206, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same premises which Joseph D. and Leigh P. Johnson, by Deed dated JUNE 27, 1996 and recorded in Davidson County, Tennessee in Deed Book Volume 10106, Page 266&c., granted and conveyed unto Tim Wiggins, an unmarried man, in fee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except:

PLEASE SEE EXHIBIT "A" ATTACHED HERETO

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) ✓ Tim Wiggins (L.S.)

_____(L.S.) _____(L.S.)

STATE OF TENNESSEE }
COUNTY OF Davidson }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **TIM WIGGINS, an unmarried man**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Davidson County, this 27th day of June 19 97

✓ Wanda D. Jacobs
Notary Public

My Commission expires ✓ My Commission Expires NOV. 25, 2000

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
97 JUL 28 PM 12:56

IDENTIFICATION REFERENCE
0330753

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER IWONA STEPNIEWSKA
ADDRESS 608 POPLAR VALLEY COURT
NASHVILLE, TN 37221

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
_____
ADDRESS _____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $119,500.00. Affiant Wanda Thompson

Subscribed and sworn to before me this 25 day of July 19 97.

Notary Public Mary Elizabeth Cameron

MARY ELIZABETH CAMERON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 24, 2001

EXHIBIT 'A'

BOOK 10544 PG 231

1. 1997 and all future real property taxes.

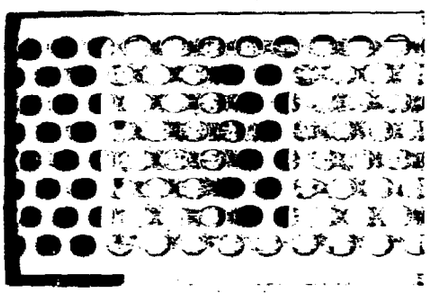
2. All matters as set forth on the Plan of record in Plat Book 9700, page 206, as corrected in Surveyors Certificate of Correction of record in Book 8292, page 973, said Register's Office, which plan includes a 15-foot minimum building setback line from Poplar Valley Court; a 20-foot public utility and drainage easement along the eastern lot line; and a 10-foot public utility and drainage easement along the eastern lot line.

3. Restrictive Covenants recorded in Deed Book 8113, Page 105, as amended in Book 10322, page 76, and Book 10370, page 333, Register's Office for DAVIDSON County, Tennessee.

4. Charter of Poplar Ridge Homeowners Association of record in Book 8232, page 501, said Register's Office.

5. By-Laws of Poplar Ridge Homeowners Association, of record in Book 8113, page 115, said Register's Office.

9827 07/28 0101 03CHECK 455-15



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

RECEIVED OF _____

FOR _____

BOOK 10544 PG 232

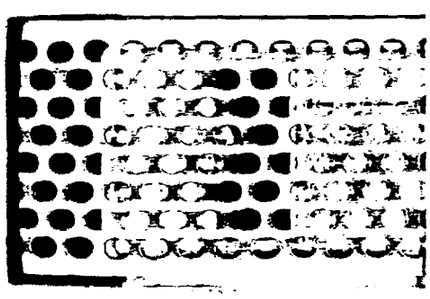
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
119500.00
CON TX 442.15
PRFEE 1.00
WDEED 12.00
TOTAL 455.15
CHECK 455.15

07/28/97 01 12:59 0001 9373

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0330753
IDENTIF. A REFERENCE

97 JUL 28 PM 12:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1179024