STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October 1997.

Notary Public

MY COMMISSION EXPIRES: 1/24/98

(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>DEBRA L. SMITH | (NAME)<br>SAME AS PROPERTY OWNER | Map: 155-7-A<br>Parcel: 25 |
| (STREET ADDRESS OR ROUTE NO.)<br>1508 Forrest Oakes Place | (STREET ADDRESS) | |
| (CITY) (STATE) (P.O. ZIP)<br>Nashville, TN 37221 | (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 **DEBRA L. SMITH**, hereinafter called the GRANTEE, her 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. 12 ON REVISION ONE TO FINAL PLAT OF THE POPLAR CREEK ESTATES, PHASE III, SECTION "B" SUBDIVISION** of record in Book 9700, Page 123, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of 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.

This is unimproved property, known as LOT NO. 12 ON THE FINAL PLAT OF THE POPLAR CREEK ESTATES, PHASE III, SECTION "B" SUBDIVISION.

BOOK 10631 PG 895

**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, her 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, her 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 1st day of October, 1997.

**POPLAR CREEK DEVELOPMENT CO.**

By: Jane B. Stranch

JANE B. STRANCH

**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 1st day of October, 1997.

Jay S. Bishop
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON

My Commission Expires:

1/24/98

0355019

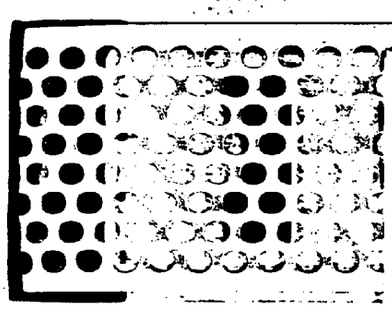
IDENTIF. & REFERENCE

97 OCT -2 PM 3:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

557B 10/02 0101 03CHECK 175.50

PICK-UP



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

RECEIVED OF _____

FOR _____

BOOK 10631 PG 896

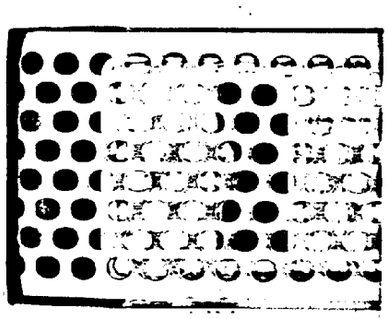
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 45000.00 |
| CON TX | 166.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 175.50 |
| CHECK | 175.50 |

10/02/97 01 15:23 0001 5578

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



0355019
IDENTIF. ↑ REFERENCE

97 OCT -2 PM 3:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1204927