BOOK 10768 PG 78

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January 19 98

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
RANDALL L. JOHNSON (NAME)	CAPITAL BANK & TRUST COMPANY (NAME)	141-6-A-62CO
7753 POPLAR RIDGE DRIVE (ADDRESS)	1820 WEST END AVENUE (ADDRESS)	
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37203 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KARL E. HAURY, JR. AND WIFE, JUDY B. HAURY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDALL L. JOHNSON AND WIFE, SHANNON D. JOHNSON

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 33, on the FIRST REVISION, FINAL PLAT, SECTION FIVE, POPLAR RIDGE, A PLANNED UNIT DEVELOPMENT, of record in Plat Book 9700, page 385, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to KARL E. HAURY, JR., by Quitclaim Deed from Sunflower Properties, A Tennessee General Partnership, of record in Book 10328, page 259, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of FIRST REVISION, SECTION FIVE, POPLAR RIDGE, A PLANNED UNIT DEVELOPMENT, said areas are set forth and defined in Restrictions of record in Book 8113, page 105; Book 10322, page 76; and Book 10370, page 333; By-Laws of record in Book 8113, page 116; and Charter of record in Book 8232, page 501; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

JUDY B. HAURY, wife of KARL E. HAURY, JR., joins in to convey any interest she may have by reason of her marital status in subject property.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 7753 POPLAR RIDGE DRIVE, NASHVILLE, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 hand s this 23rd day of January 19 98

KARL E. HAURY, JR.
JUDY B. HAURY
By: Judy B. Haury By Karl E. Haury Jr. Attorney In Fact
KARL E. HAURY, JR., ATTORNEY-IN-FACT

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KARL E. HAURY, JR.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 23rd day of January, 19 98

Commission expires May 27, 2001

Notary Public

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENN.

*** LEGAL DESCRIPTION CONTINUATION

This instrument is executed on behalf of JUDY B. HAURY, by KARL E. HAURY, JR., as her Attorney-in-Fact, pursuant to a Power of Attorney of record in Book 10009, page 391, Register's Office for DAVIDSON County, Tennessee.

SOURCE OF DESCRIPTION: Survey dated January 21, 1998, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

5526 01/26 0101 03CHECK 503.69

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KARL E. HAURY, JR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of JUDY B. HAURY, as her Attorney-in-Fact, as the free act and deed of the within named JUDY B. HAURY.

WITNESS my hand and official seal at Nashville, Tennessee, this 23RD day of JANUARY, 1998.

NOTARY PUBLIC I. DYKE TATUM

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENN.

MY COMMISSION EXPIRES: 05/27/2001

0393329
IDENTIFICATION REFERENCE

98 JAN 26 AM 11:13

CELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 133700.00

CON TX 494.69

PRFEE 1.00

~~WREEB 8.00~~

~~TOTAL 503.69~~

CHECK 503.69

01/26/98 01 11:16 0001 5526

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0393329

IDENTIF. & REFERENCE

98 JAN 26 AM 11:13

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1246128