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STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,930.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF June, 1995.

Notary Public

MY COMMISSION EXPIRES: 3-24-1997

(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) C. L. BOYTE AND WIFE, SUE ANN BOYTE	(NAME) SAME AS PROPERTY OWNER	Map: 155-7-A Parcel: 15
(STREET ADDRESS OR ROUTE NO.) 7188 Forrest Oaks Drive	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP) 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, I, **DONALD W. JOHNSON**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **C. L. BOYTE AND WIFE, SUE ANN BOYTE**, 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. 4 ON THE FINAL PLAT OF THE POPLAR CREEK ESTATES, PHASE III, SECTION "B" SUBDIVISION** of record in Book 7900, Page 993, 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 Donald W. Johnson by Deed from Poplar Creek Development Co. of record in Book 9958, Page 61, 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 7900, Page 993, 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. 4 ON THE FINAL PLAT OF THE POPLAR CREEK ESTATES, PHASE III, SECTION "B" SUBDIVISION.

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. I do covenant with said GRANTEES that I am 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. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands on this 12 day of June, 1996.

DONALD W. JOHNSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the within named DONALD W. JOHNSON, with whom I am personally acquainted, and who after being duly sworn, executed the within instrument in my presence and acknowledged that he executed said instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville Tn, on this the 12 day of June, 1996.

NOTARY PUBLIC

My Commission Expires:
4-9-2000

0505500
IDENTIF. & REFERENCE

98 OCT 29 PM 1:06
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

9488 10/29 0101 03CHECK 798.84

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	
				212930.00
			CON TX	787.84
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	798.84
			CHECK	798.84
		10/29/98	01	13:06 0001 9488

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0505500
IDENTIF. & REFERENCE

98 OCT 29 PM 1:06

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1364657