Box 15

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF March, 1999.

Notary Public

MY COMMISSION EXPIRES: 4/22/2001

(AFFIX SEAL)

BOOK 11386 PG. 968

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) JASON WINN AND HOLLY WINN	(NAME) NATIONSBANC MORTGAGE CORPORATION	Map: 155-7-B Parcel: 35
(STREET ADDRESS OR ROUTE NO.) 6756 COLD STREAM DRIVE	(STREET ADDRESS) P.O. Box 35140	
(CITY) (STATE) (P.O. ZIP) NASHVILLE, TENNESSEE 37221	(CITY) (STATE) (ZIP) Louisville, KY 40232	

WARRANTY DEED

5513 03/16/99 0101 03CHTCH 159.00

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 GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **JASON WINN AND HOLLY WINN**, hereinafter called the GRANTEE, its heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: TO-WIT:

Land in Davidson County, Tennessee, being **LOT NO. 18 ON THE FINAL PLAT OF POPLAR CREEK ESTATES, PHASE V, SECTION B-1 (THE HIGHLANDS OF ALLENS GREEN)**, as of record in Book 9700, Page 716, Register's Office for Davidson County, Tennessee.

Being part of 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 11356, Page 662, Register's Office for Davidson County, Tennessee.

2. The Plan of Record in Book 9700, Page 716, 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.

...TYPING OR ...DOCUMENT ...WHEN RECEIVED

This is unimproved property, known as **LOT NO. 18, THE HIGHLANDS OF ALLENS GREEN.**

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, forever, 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.

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WITNESS our hands on this 12th day of March, 1999.

POPLAR CREEK DEVELOPMENT COMPANY

By: _____

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 12th day of March, 1999.

_____
Notary Public

My Commission Expires:

11/24/2001

05619777
IDENTIFICATION REFERENCE

99 MAR 16 PM 2:11

ELL LONG-TT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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05619 77

IDENTIF. # REFERENCE

99 MAR 16 PM 2:11

FILED IN THE OFFICE OF THE REGISTER
DAVIDSON COUNTY, TN.

CAMT 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 159.00
CHECK 159.00

03/16/99 01 14:10 0001 9513

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1438638