9802746

BOOK 11388 PG. 339

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00

Ronald K Prater
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 1999.

Jo Ann Smith
Notary Public

MY COMMISSION EXPIRES: 9/28/2002
(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>**RONALD K. PRATER AND WIFE, LINDA K. PRATER** | (NAME)<br>**SAME AS PROPERTY OWNER** | **Map: 155-8-C**<br>**Parcel: 253** |
| (STREET ADDRESS OR ROUTE NO.)<br>**6760 Autumn Wood Drive** | (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 **RONALD K. PRATER AND WIFE, LINDA K. PRATER**, hereinafter called the GRANTEE, its 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. 9 ON THE FINAL PLAT OF POPLAR CREEK ESTATES, PHASE IV**, as of record in Book 9700, Page 195, Register's Office for Davidson County, Tennessee.

Being 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 9472, Page 824, Register's Office for Davidson County, Tennessee.

2. The Plan of Record in Book 9700, Page 195, 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.

**RECORDERS MEMO**
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is unimproved property, known as **LOT NO. 9, POPLAR CREEK ESTATES, PHASE IV.**

**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, 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 16th 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 16th day of March, 1999.

_____
**Notary Public**

**My Commission Expires:**

5-28-2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0562292

IDENTIF. & REFERENCE

99MAR 17 AM11:17

REGISTER
DAVIDSON COUNTY, TN.

03/17 0101 03CHECK 151.60

-2-

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11388 PG. 341

| | | | | | |
|---|---|---|---|---|---|
| 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 |

0562292

IDENTIF. # REFERENCE

99MAR 17 AM 11:17

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 38000.00 |
| CON TX | 140.60 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 151.60 |
| CHECK | 151.60 |

03/17/99 01 11:16 0001 9850

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

**No.** 1438971