BOOK 11490 PG. 153

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 20th DAY OF May, 1999.

Notary Public

MY COMMISSION EXPIRES: 1/29/2000
(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) DONALD W. AND KAY B. JOHNSON	(NAME) Same	Map: 155-7-B Parcel: 43
(STREET ADDRESS OR ROUTE NO.) 7990 POPLAR CREEK ROAD	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP) NASHVILLE, TENNESSEE 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 GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **DONALD W. JOHNSON AND KAY B. JOHNSON**, hereinafter called the GRANTEES, their heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: TO-WIT:

1591 Chas. Co. & REC'D 154.00

Land in Davidson County, Tennessee, being **LOT NO. 44 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.

0590263
IDENTIFICATION REFERENCE

99 MAY 28 AM 9:39
DAVIDSON COUNTY, TN.

This is unimproved property, known as **LOT NO. 44, THE HIGHLANDS OF ALLENS GREEN.**

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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.

WITNESS our hands on this 19th day of May, 1999.

POPLAR CREEK DEVELOPMENT COMPANY

By: Jane B. Stranch

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 19th day of May, 1999.

Janice M. Cheng
Notary Public

My Commission Expires:

5-28-2000

JANICE M. CHENG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0590263

IDENTIF. & REFERENCE

95 MAY 24 AM 9:39

DAVIDSON COUNTY, TN.

CAMT	40000.00
CO% TX	148.00
PRFEE	1.00
MGEED	8.00
CFEE	2.00
TOTAL	159.00
CHECK	159.00

05/24/95 01 09:42 0001 9575

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1464171