9407027

BOX 28

BOOK 11576 PAGE 654

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

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

Carol Sargent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 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>RICHARD C. SARGENT AND WIFE, CAROL A. SARGENT | (NAME)<br>SAME AS PROPERTY OWNER | Map: 155-7-B<br>Parcel: 40 |
| (STREET ADDRESS OR ROUTE NO.)<br>6736 COLD STREAM 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 GRANTOR, have bargained and sold, and by these presents do transfer and convey unto RICHARD C. SARGENT AND WIFE, CAROL A. SARGENT, 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:

3572 07/19 0101 03CHECK 159.00

Land in Davidson County, Tennessee, being LOT NO. 41 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 390, 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 10425, Page 93, Register's Office for Davidson County, Tennessee.

2. The Plan of Record in Book 9700, Page 390, 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. 41, 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.

**WITNESS** our hands on this 16th day of July, 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 16th day of July, 1999.

Janice M. Cheng
**Notary Public**

**My Commission Expires:**

5-28-2000

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

99 JUL 19 AM 8:21
DAVIDSON COUNTY, TN.
RECEIVED
FEE $ REFERENCE
127114

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11576 PAGE 656

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

06127114

IDENTIFICATION REFERENCE

99 JUL 19 AM 8:21

REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| DAMT | 40000.00 |
| CON TX | 148.00 |
| PRFEE | 1.00 |
| MDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 159.00 |
| CHECK | 159.00 |

07/19/99 01 08:24 0001 3572

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

**No.** 1491894