STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October, 1999.

Notary Public

MY COMMISSION EXPIRES: 5-28-2000

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON

# 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>**DONALD W. AND KAY B. JOHNSON** | (NAME)<br>**Same** | **Map: 155-7-B**<br>**Parcel: 41** |
| (STREET ADDRESS OR ROUTE NO.)<br>**7990 POPLAR CREEK ROAD** | (STREET ADDRESS) | |
| (CITY) (STATE) (P.O. ZIP)<br>**NASHVILLE, TENNESSEE 37221** | (CITY) (STATE) (ZIP) | |

## WARRANTY DEED

BOOK 11688 PAGE 598

**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:

Land in Davidson County, Tennessee, being **LOT NO. 42 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.

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

This is unimproved property, known as **LOT NO. 42, 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 1st day of October, 1999.

**POPLAR CREEK DEVELOPMENT COMPANY**

**By:** _____

**JANE B. STRANCH**
**SECRETARY/TREASURER**

BOOK 11688 PAGE 599

**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 1st day of October, 1999.

_____
**Notary Public**

**My Commission Expires:**

5-28-2000

JANICE M. CHENG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

PICK-UP

06427122

RECEIVED FOR REFERENCE

99 OCT -4 PM 3:25

REGISTER
DAVIDSON COUNTY, TN.

5749 10/04 0101 03CHECK 177.50

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11688 PAGE 690

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

06427722

IDENTIFYING REFERENCE

99 OCT -4 PM 3:25

HAL HAWKINS REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 45000.00 |
| CON TX | 166.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 177.50 |
| CHECK | 177.50 |

10/04/99 01 15:28 0001 5749

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

**No.** 1523638