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Bk 28

OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

Instr:200003010019954 Page: 1 OF 3
REC'D FOR REC 03/01/2000 9:39:55AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $166.50

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Timothy See Bruxvoort
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th DAY OF February, 2000.

Jo Anne Smith
NOTARY PUBLIC

My Commission expires: 9/28/2002

THIS INSTRUMENT PREPARED BY:

Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
TIMOTHY L. BRUXVOORT (NAME)	Same (NAME)	155-7B-41
6732 Cold Stream Dr (ADDRESS)	(ADDRESS)	
Nashville Tn 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

DONALD W. JOHNSON AND WIFE, KAY B. JOHNSON

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

TIMOTHY L. BRUXVOORT AND WIFE, MEG M. FORTNEY

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, 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" Subdivision (The Highlands of Allens Green) of record in Book 9700, page 716, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Donald W. Johnson and Kay B. Johnson, by deed from Poplar Creek Development Co., of record in Book 11688, page 598, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(See Attached Exhibit "A")

This is unimproved (X) improved ( ) property, known as

Cold Stream Drive - Nashville, TN 37221
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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 GRANTEES, their 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 this 29th day of February, 2000.

DONALD W. JOHNSON

KAY B. JOHNSON

By
Donald W. Johnson, Atty-in-Fact

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Donald W. Johnson, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of February, 2000.

My Commission expires:
9/28/2002

Jo Ann Smith
Notary Public

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Donald W. Johnson, to me known to be the person who executed the foregoing instrument on behalf of Kay B. Johnson, and acknowledged that he executed the same as the free act and deed of the said Kay B. Johnson.

Witness my hand and official seal at office this 29th day of February, 2000.

My Commission expires:
9/28/2002

Jo Ann Smith
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, 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 _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

_____
Notary Public

EXHIBIT "A"

1. Davidson County taxes for 2000, which have been prorated and assumed by the Grantees.

2. Matters shown on the Plan of record in Book 9700, page 716, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in instrument of record in Book 9472, page 824, Book 10425, page 93, assigned in Book 11249, page 763, said Register's Office.

4. Rights of others in and to the common elements.

5. Declaration of Covenants, conditions and restrictions for Highlands of Allens Green Homeowner's Association, Inc. (formerly Poplar Creek Estates, Phase V), in Book 11356, page 662,Register's Office for Davidson County, Tennessee.