Instr:200004180038974 Page: 1 OF 3
REC'D FOR REC 04/18/2000 3:51:35PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $680.43

**BOX 44**

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**George V. Crawford, Jr.**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>230 Fourth Avenue, North<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $183,900.00.<br><br>Craig Norbert Klich<br>**Affiant**<br><br>Subscribed and sworn to before me, this 18th day of April, 2000.<br><br>Notary Public<br><br>My Commission Expires: 6/2 2003 |

| | | |
|---|---|---|
| Address New Owner As Follows:<br>Craig Norbert Klich<br>6305 Sweetgum Lane<br>Nashville, TN 37221 | Send Tax Bills To:<br>Roslyn National Mtg.Corp.<br>5301 Virginia Way, Ste. 110<br>Brentwood, TN 37027 | Map-Parcel Number:<br>Map 155-8-A<br>Parcel 52 |

## 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, **BRYAN D. HONAKER AND WIFE, KATHRYN RUTH HONAKER**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **CRAIG NORBERT KLICH, UNMARRIED**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 52 on the Plan of Poplar Creek Estates, Phase I, as of record in Book 6250, page 647, as re-subdivided by plan of Resubdivision of Lots 51 and 52 on the Plan of Poplar Creek Estates, as of record in Book 6200, page 628, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bryan D. Honaker and wife, Kathryn Ruth Honaker by Quitclaim Deed from Robert A. Hardin and wife, Jo Ann Hardin, of record as Instrument No. 200003060022048, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in Installment Deed from Emma Childress DemOss, et al. to Morris A. Webb and wife, Eddie M. Webb, of record in Book 5349, page 921, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 6250, page 647, and Book 6200, page 628, Register's Office for said County.

4. Easement from Poplar Creek Development Co. and Thomas W. Allen and wife, Nancy Sentell Allen to the Harpeth Valley Utilites District of Davidson and Williamson Counties, of record in Book 6613, page 533, Register's Office for said County.

5. Storm Water Detention Agreement by and between Poplar Creek Development Co. and the Metropolitan Government, of record in Book 6613, page 705, Register's Office for said County.

6. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6662, page 433, Register's Office for said County.

7. Restrictions for Poplar Creek Estates of record in Book 6804, page 536, Register's Office for said County.

8. Restrictive covenants recorded in Book 6474, Page 346, amended in Book 6474, page 354 and Book 6486, page 587, amended in Book 6486, page 588, and further amended by Supplement to Restrictive Covenants of record in Book 6987, page 966, Book 7270, page 648, and Book 7964, page 33, Register's Office for said Davidson County.

9. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Boo 9472, page 824, Register's Office for said County.

This is improved property known as 6305 Sweetgum Lane, Nashville, Tennessee 37221.

**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, his heirs and assigns, forever; and we covenant with the 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 herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

**WITNESS** my hand this 18th day of April, 2000.

Bryan D. Honaker

Kathryn Ruth Honaker

135385.1

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bryan D. Honaker, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 18th day of April, 2000.

Notary Public

My Commission Expires: 10/25/2003

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathryn Ruth Honaker, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 18th day of April, 2000.

Notary Public

My Commission Expires: 10/25/2003

135385.1