Davidson County DEEDWARR
Recvd: 08/13/02 08:21 2pgs
Fees:13.00 Taxes:155.40

20020813-0097510

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE [illegible] OF July, 2002.

Notary Public

MY COMMISSION EXPIRES: 3-27-2004

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) **GEORGE M. COAKER, CATHERINE P. COAKER, AND CATHY KAY COAKER VICKERS**	(NAME) **Same**	**Map: 155-7-B** **Parcel: 36**
(STREET ADDRESS OR ROUTE NO.) **6752 COLD STREAM DRIVE**	(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 GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **POPLAR CREEK DEVELOPMENT CO.**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **GEORGE M. COAKER AND WIFE, CATHERINE P. COAKER AND CATHY KAY COAKER VICKERS**, hereinafter called the GRANTEES, as joint tenants with full right of survivorship [i.e., in the event of the death of one, the other two shall be sole owners and in the event of the death of the second, the survivor shall become the sole owner of the property], 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. 37 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.

This is unimproved property, known as **LOT NO. 37, 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 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, 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 30th day of July, 2002.

POPLAR CREEK DEVELOPMENT COMPANY

By: _____

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 30th day of July, 2002.

_____
Notary Public

My Commission Expires:

3-27-2004

JANICE M. CHENG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN