Davidson County DEEDWARR
Recvd: 05/04/04 16:17 3pgs
Fees:18.00 Taxes:863.95
20040504-0050849

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $233,500.00. Joann B. Sanders Affiant Subscribed and sworn to before me, this 30th day of April, 2004. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Joann B. Sanders 7121 Forrest Oaks Drive Nashville, TN 37221	SAME	158-08-C 138.00 CO 9D 80384

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, **JOHN P. MICHEL AND WIFE, YVONNE F. MICHEL**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JOANN B. SANDERS**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Poplar Creek, Phase II, of record in Book 6900, pages 339 through 347, 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 John P. Michel and wife, Yvonne F. Michel, by deed from Lee Chira and William C. Cemetree, of record in Book 8852, page 277, 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. 2004 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 6900, page 339 through 347, Register's Office for said County.

3. Restrictive covenants contained in instrument of record in Book 6474, page 346, Register's Office for Davidson County, Tennessee, as amended at Book 6486, page 587, said Register's Office.

4. Declaration of Covenants, Conditions and Restrictions for Poplar Creek Estates, of record in Book 6662, page 433, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 6987, page 966, said Register's Office, and further amended at Book 7270 page 648, said Register's Office, and further amended at Book 7964, page 33, Register's Office for Davidson County, Tennessee.

5. Declarations of Covenants, Conditions and Restrictions for Poplar Creek Estates, of record in Book 9472, page 824, Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7099, page 299, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 7121 Forrest Oaks Drive, Nashville, TN 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, her 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, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 30th day of April, 2004.

John P. Michel

Yvonne F. Michel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN P MICHEL**, 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 30th day of April, 2004.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **YVONNE F. MICHEL**, 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 30th day of April, 2004.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007