Davidson County DEEDWARR
Recvd: 08/03/04 16:02 3pgs
Fees:18.00 Taxes:771.27
20040803-0093092

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

THIS INSTRUMENT PREPARED BY: **Marcy S. Hardee** **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 $208,450.00. Affiant Subscribed and sworn to before me, this 30th day of July, 2004. Notary Public My Commission Expires: 11-22-07

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Address New Owner As Follows: Carson P. Kemp and Jennifer C. Hancock 7200 Poplar Creek Trace Nashville, TN 37221	Send Tax Bills To: New owner	Map-Parcel Number: 155-08-0-C 076.00

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, **WAYNE L. ROBBINS, JR. AND WIFE, GENA K. ROBBINS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **CARSON P. KEMP AND JENNIFER C. HANCOCK**, hereinafter called the Grantees, their 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. 76 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 Wayne L. Robbins, Jr. and wife, Gena K. Robbins by deed from Donald W. Johnson of record in Book 8715, page 987, 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 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. All matters as shown on the Plan of record in Book 6900, page 339, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in deed of record in Book 5349, page 921, Book 6474, page 346, as amended in Book 6486, page 587, and Book 6804, page 536, Register's Office for said County.

4. Declaration of Covenants, Conditions, and Restrictions of record in Book 6662, page 433, as amended in Book 6987, page 966, as amended by Amendment and Supplement to Restrictive Covenants of record in Book 7270, and further Amendment and Supplement to Restrictive Covenants of record in Book 7964, page 33, and finally restated by Declarations of Covenants, Conditions and Restrictions for Poplar Creek Estates of record in Book 9472, page 824, Register's Office for said County.

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

This is improved property known as 7200 Poplar Creek Trace, 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 Grantees, their heirs and assigns, forever; and we covenant with the 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 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 Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this ~~30th~~ 23 day of July, 2004.

Wayne L. Robbins, Jr.

Gena K. Robbins

STATE OF TEXAS)
COUNTY OF TARRANT)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WAYNE L. ROBBINS, JR.**, 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~~ 28th day of July, 2004.

Rosann Reynolds
Notary Public

My Commission Expires: 5/5/08

ROSANN REYNOLDS NOTARY PUBLIC STATE OF TEXAS EXPIRES 05/05/2008

STATE OF TEXAS)
COUNTY OF TARRANT)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GENA K. ROBBINS**, 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~~ 23rd day of July, 2004.

Rosann Reynolds
Notary Public

My Commission Expires: 5/5/08

ROSANN REYNOLDS NOTARY PUBLIC STATE OF TEXAS EXPIRES 05/05/2008