WARRANTY DEED

FROM: DAVID S. POPKIN and wife, HAE YUNG POPKIN

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ADDRESS NEW OWNER(S) AS FOLLOWS:	AVOCA-LONG PROPERTIES, a limited partnership 65 Music Square East Nashville, Tennessee 37203
SEND TAX BILLS TO:	COMMERCE UNION BANK 800 Main Street Nashville, Tennessee 37219
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	117-4-25 24W 00485

{STATE OF TENNESSEE COUNTY OF ..... DAVIDSON .....}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ... 63,000.00 ..... Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS .... 25th day of January, 1980
DATE

Jeanette L. Banks
NOTARY PUBLIC

7-27-81
COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ——————TEN AND 00/100——————
——————————————————————($10.00)——————
..... DOLLARS

cash in hand paid by AVOCA-LONG PROPERTIES, a limited partnership, and other good and valuable consideration, the receipt of which is hereby acknowledged, including agreement by the said Avoca-Long Properties to assume and agree to pay the balance outstanding on that certain indebtedness evidenced by deed of trust from David S. Popkin and wife, Hae Yung Popkin to J. G. Palmer, Trustee, of record in Book 5550, Page 202, Register's Office for Davidson County, Tennessee, securing to Commerce Union Bank one note in the original principal amount of $41,100.00 dated 1-2-80 payable in conformity with the terms and conditions therein stated,

DAVID S. POPKIN and wife, HAE YUNG POPKIN

..... GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

AVOCA-LONG PROPERTIES, a limited partnership whose general partners are Richardson R. Lynn, Michael S. Kestner and Clyde Kestner,

..... GRANTEE ..... their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in .... DAVIDSON ..... County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being the North 50 feet of Lot No. 114 on the Map of Belmont Land Company's Plan, called Belmont Heights, as of record in Book 421, Page 34, Register's Office for said County.

SAID part of said Lot No. 114 fronts 50 feet on the easterly side of Belmont Boulevard, and runs back between parallel lines, along the southerly margin of Beechwood Avenue, 183 feet to an alley in the rear.

BEING the same property conveyed to David S. Popkin and wife, Hae Yung Popkin by deed from Jane T'Ang and son, Jerry O. T'Ang of record in Book 5259, Page 362, Register's Office for Davidson County, Tennessee.

THIS Conveyance is made subject to all easements, restrictions and matters of public record, including taxes for the year 1980 and subsequent years.

unimproved ( )
This is improved (X) property, known as 2500 Belmont Boulevard, Nashville, Tennessee 37212
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 AVOCA-LONG PROPERTIES, a limited partnership, its heirs, successors and assigns, forever.

AND we do 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 except of record.

AND DAVID S. POPKIN and wife, HAE YUNG POPKIN do(es) further covenant and bind ourselves, our heirs and representatives, to WARRANT and forever defend the title to the said land to the said AVOCA-LONG PROPERTIES, a limited partnership, its heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand s this 25th day of January, 1980.

David S. Popkin
DAVID S. POPKIN

Hae Yung Popkin
HAE YUNG POPKIN

{STATE OF TENNESSEE; COUNTY OF DAVIDSON} (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named DAVID S. POPKIN and wife, HAE YUNG POPKIN

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee
City State

this 25 day of January 1980.

7-27-81
Comission Expires

Jeanette S. Banks
Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared with whom I am personally acquainted, and who, upon oath, acknowledged self to be (Title) of the , a corporation, the within named bargainor, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by self as (Title).

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires Notary Public

(AFFIX SEAL)

FEE $ 1.50
REC'D 1:53 PM '80
DAVIDSON COUNTY, TENN.
REGISTER
75803
IDENT. REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

63000.00- CO
163.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 170.30-
0847A02/04/80 BJL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F75003

IDENTIF. REFERENCE

FEB 4 1 53 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 740232