Box 36 BOOK 6571 PAGE 784

This Instrument Prepared By:
DAVID B. HERBERT
Gr[illegible], Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
114-00-0-274.00 114-00-0-275.00	Hillsboro Properties, Inc. 5201 Maryland Way Brentwood, TN .37027	New Owner
FIELD BOOK NUMBER(S) 8D-07590 8D-07585	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
		PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay the principal balances now due, plus future interest on two notes: (1) dated July 19, 1977, in the original principal sum of $18,400.00, payable to Brookmeade Church of Christ, in installments as set out in said note, with interest as set forth therein, and being secured by Vendor's Lien retained in deed of record in Book 5181, page 202; (2) dated July 19, 1977, in the original principal sum of $17,200.00, payable to Brookmeade Church of Christ, in installments as set out in said note, with interest as set forth therein, and being secured by Vendor's Lien retained in deed of record in Book 5181, page 205;

DAVID S. POPKIN and wife, HAE YUNG POPKIN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HILLSBORO PROPERTIES, INC., a Tennessee corporation

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE SCHEDULE ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is made subject to any and all zoning regulations building restrictions, and setback lines, if any, and easements and rights of way for public utilities applicable to this property and easement for the flow of any waterways.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set forth above and 1985 taxes which have been prorated and assumed by Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 30th day of May, 19 85

David S. Popkin

David S. Popkin

Hae Yung Popkin

Hae Yung Popkin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

David S. Popkin and wife, Hae Yung Popkin

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

Witness my hand and official seal at Nashville, Tennessee, this, the 30th day of May, 1985.

Notary Public

My commission expires:

My Commission Expires July 18, 1987

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 120,000.00

Affiant Mary Weller, Secretary

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF May 19 85

MY COMMISSION EXPIRES: 4-20-86 (AFFIX SEAL) Notary Public Mary Ann Kelley

WARRANTY DEED

FROM

DAVID S. POPKIN AND WIFE

TO

HILLSBORO PROPERTIES, INC.

Box 36

ORTALE, KELLEY, HERBERT & CRAWFORD

Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

Notary Public

Two Tracts of land in Davidson County,Tennessee, described according to a survey by G. Barry Greer, Surveyor, dated June, 1977, and described as follows:

TRACT NO. I: BEGINNING at an iron pin in the southerly margin of Charlotte Pike being 155 feet as measured along a curve in the southerly margin of Charlotte Pike from the northeast corner of Thousand Oaks Estates Subdivision recorded in Plan Book 3700, pages 82 and 83, Register's Office for said County; thence south 01 degree 20 minutes east 370 feet to a point; thence south 03 seconds 15 mintues west 741 feet to an iron pin; thence north 88 degrees 18 minutes west 265 feet to an iron pin; thence south 8 degrees 20 minutes west 352 feet to an iron pin; thence south 63 degrees 48 minutes east 625.7 feet to an iron pin; thence north 00 degrees 03 minutes east 1345.2 feet thru a pond to an iron pin; thence north 08 degrees 50 minutes west 455 feet to an iron pin in the southerly margin of Charlotte Pike; thence with a slight curve in a southerly margin of Charlotte Pike and in a generally southwesterly direction 157 feet to the point of beginning, containing 11.4 acres, more or less.

Being the same property conveyed to David S. Popkin and wife, Hae Yung Popkin, by deed from Richard Eubank and Eugene Nicks, as Trustees of the Brookmeade Church of Christ, as of record in Book 5181, page 202, Register's Office for said County.

TRACT NO. II: BEGINNING at an iron pin in the southerly margin of Charlotte Pike being 312 feet as measured along a curve in the southerly margin of Charlotte Pike from the northeast corner of Thousand Oaks Estates Subdivision, recorded in Plan Book 3700, pages 82 and 83, Register's Office for said County; thence south 8 degrees 50 minutes east 455 feet to an iron pin; thence south 00 degrees 03 minutes east 1345.2 feet to an iron pin; thence south 63 degrees 48 minutes east 355 feet to an iron pin; thence north 11 degrees 15 minutes east 780.5 feet to an iron pin; thence south 88 degrees 37 minutes west 224.3 feet to an iron pin; thence north 04 degrees 30 minutes west 738 feet to an iron pin; thence north 14 degrees 35 minutes west 552 feet to a point in the southerly margin of Charlotte Pike;thence with the southerly margin of Charlotte Pike and with a curve having a length of 150 feet and generally northwest to the point of beginning, containing 12.1 acres, more or less.

Being the same property conveyed to David S. Popkin and wife,Hae Yung Popkin, by deed from Richard Eubank and Eugene Nicks, as Trustees of the Brookmeade Church of Christ, as of record in Book 5181, page 205, Register's Office for said County.

3798 06/13 [illegible]- CHECK

J 0 9 5 4 9

T.
IDENTIF. REFERENCE

JUN 3 12 06 PM '85

FELIX Z. NILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

120000.00- CAMT.
312.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 321.50-
3798A06/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0954.9

IDENTIF. REFERENCE

JUN 3 12 06 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 140337