WARRANTY DEED

BOOK 8540 PAGE 441

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Paul McRedmond, David Popkin and wife, Haeyung Popkin 2605 Belmont Blvd. NASHVILLE, TN. 37212	Same	Map 117-4 Parcel 188

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $41,000.00.

Paul McRedmond
Affiant

Subscribed and sworn to before me this 31st day of ~~December~~ January, 1991.

Mary S. Coffee
Notary Public

My Commission Expires:
March 5, 1995

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Curtis Joe Majors, Executor of the Estate of Ella B. Fulce, referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto Paul McRedmond, David Popkin, and wife, Haeyung S. Popkin, each holding a one-third (1/3) undivided interest, hereinafter referred to as Grantees, their 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 Lot No. 27 on the Plan of Victoria Place of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 62.5 feet on the south side of Dallas Avenue and runs back between parallel lines, 130.5 feet to an alley.

Being the same property conveyed to Mattie Dansby and Ella B. Fulce by deed from John J. Boyd and wife, Mary W. Boyd, of record in Book 4459, page 881, Register's Office of Davidson County, Tennessee, and to Ella B. Fulce by Quitclaim Deed of record in Book 7922, page 699, in said Register's Office; the said Mattie Dansby having since died testate and her Will was not probated, but by Order of Probate Court in Minute Book 353, page 337, in said office, Ella B. Fulce was held to have inherited the herein described property by the Last Will and Testament of Mattie Dansby and by intestacy. Ella B. Fulce's Will of Record in Will Book 174, page 12, Probate Court of Davidson County, Tennessee, appointed Curtis Joe Majors as Executor with full power to sell.

This is improved property on 1503 Dallas Avenue, Nashville, Davidson County, Tennessee.

BOOK 8540 PAGE 442

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, successors and assigns forever, and I do covenant with the said Grantees that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND I do further covenant and bind myself, and my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this ___ day of ~~December~~ January, ~~1991~~ 1992.

EXECUTOR OF THE ESTATE OF ELLA B. FULCE

Curtis Joe Majors, Executor of the Estate of Ella B. Fulce

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of ~~December~~ January 1992, ~~1991~~, before me personally appeared Curtis Joe Majors to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this 8th day of ~~December~~ January 1992, ~~1991~~.

Notary Public

My Commission Expires:

11/6 23, 1994

PICK-UP

IDENTIFICATION REFERENCE

JAN 31 12 02 PM '92

8 U 8 3 2

158.70



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8540 PAGE 443

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

DAMT	41000.00
CON TX	151.70
PRFEE	1.00
MDEED	6.00
TOTAL	158.70
CHECK	158.70

01 31 '92 01 15:32 0001 1593

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80832

IDENTIFICATION REFERENCE

JAN 31 3 32 PM '92

DAVIDSON COUNTY, TN

No. 498033