THIS INSTRUMENT PREPARED BY:
JOHN M. BAIRD
WHITE & REASOR
3305 West End Avenue
Nashville, TN 37203
File Box 42

ADDRESS NEW OWNERS:	PERSON RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NOS.:
Hae Yung Popkin, David S. Popkin, et al 2535 Franklin Pike Nashville, TN 37204	Hae Yung Popkin, David S. Popkin, et al 2605 Belmont Blvd. Nashville, TN 37212	118-2-74

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, paid by HAE YUNG POPKIN and husband, DAVID S. POPKIN, and by HYUN JA PARK and son, CHARLES PARK, hereinafter referred to as "Grantees," THE MELROSE PARTNERSHIP, a Tennessee general partnership hereinafter referred to as "Grantor" has this day bargained and sold and does hereby transfer and convey unto said Grantees (as to Hae Yung Popkin and husband, David S. Popkin, as tenants by the entireties, an undivided one-half (1/2) interest, and as to Hyun Ja Park and son, Charles Park, as tenants in common, an undivided one-half (1/2) interest), their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being a tract of land situated in the First Civil District of Berry Hill and Nashville, Davidson County, Tennessee, described according to a survey by R. L. Montoya-Land Surveying dated January 28, 1988, and revised March 30, 1994, as follows:

Beginning in the most southerly intersection return of Horner Avenue and Franklin Pike; thence, with the northerly margin of Horner Avenue South 78 degrees 30 minutes 59 seconds West, 128.46 feet to a point being the southwesterly corner for this hereon described tract and the southeasterly corner of Lot 66 on the Plat of Kirkwood Heights The W. T. Berry Estates - Section 4 as of record in Plat Book 1130, page 18, R.O.D.C., Tennessee; thence, running with the westerly line for this tract and the easterly line of said Subdivision, North 16 degrees 27 minutes 32 seconds West 307.16 feet to the northwesterly corner of this hereon described tract; thence, leaving said common line, North 73 degrees 34 minutes 28 seconds East, 149.28 feet to a point in the westerly margin of Franklin Pike; thence, running with said westerly margin of said Pike, South 16 degrees 41 minutes 23 seconds East 297.50 feet to the easterly point of return at the intersection of Franklin Pike and Horner Avenue; thence, with a curve to the right having a delta of 95 degrees 11 minutes 31 seconds, a radius of 20.71 feet, a tangent of 22.68 feet, a length of 34.41 feet and a chord bearing of South 30 degrees 54 minutes 23 seconds West, and a chord distance of 30.59 feet to the point of beginning, containing 46,914 square feet or 1.08 acres more or less.

Being part of the property conveyed to The Melrose Partnership by deed from Sam H.

Hirshberg, Trustee, of record in Book 7464, page 373, Register's Office for Davidson County, Tennessee.

This is improved property known as 2535 Franklin Pike, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD, the said real estate, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for (i) 1994 ad valorem taxes which have been prorated and assumed by Grantees; (ii) Deed of Trust, Assignment of Leases and Security Agreement of record in Book 7464, page 377, Register's Office for Davidson County, Tennessee; (iii) Easement Agreement of record in Book 8171, page 880, Register's Office for Davidson County, Tennessee; (iv) Easement Grant of record in Book 8192, page 423, Register's Office for Davidson County, Tennessee; and (v) all matters shown on Plats of record in Book 1130, page 18, and Book 1130, page 22, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused the execution of this General Warranty Deed on this 31st day of March, 1994.

THE MELROSE PARTNERSHIP,
a Tennessee general partnership

By: _____
Title: General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John M. Bowers, a Notary Public in and for the County and State aforesaid, personally appeared George N. Spiva, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the General Partner of The Melrose Partnership, a Tennessee general partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument by signing the name of The Melrose Partnership, the bargainor, a Tennessee general partnership.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of March, 1994.

_____
Notary Public

My Commission Expires:

7-23-94

34687
IDENTIF. ↑ REFERENCE

94 APR -4 PM 4:26
FELICIA ... REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

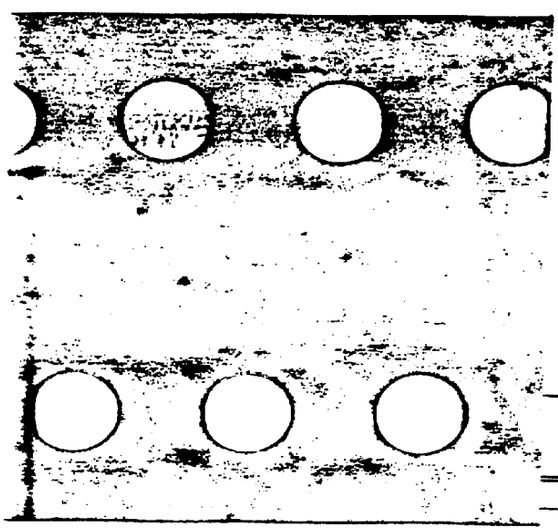
Affiant

Subscribed and sworn to before me this 31st day of March, 1994.

Notary Public

My Commission Expires:
7-23-94

9286 04/04 0101 03CHECK 1678.00



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

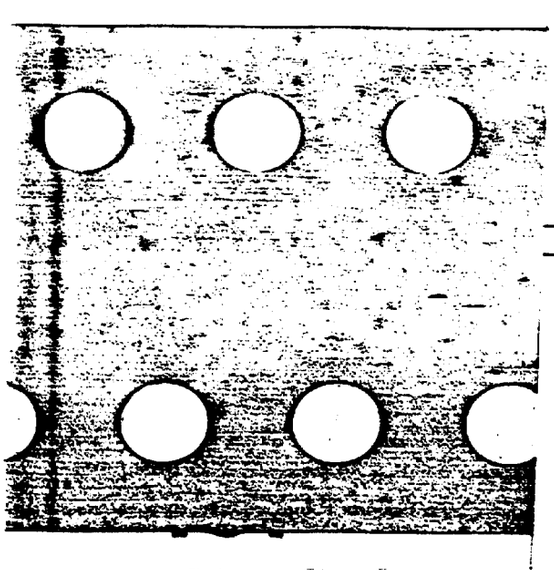
RECEIVED OF _____

FOR _____

BOOK 9299 PAGE 737

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
			CAMT	450000.00
			CON TX	1665.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1678.00
			CHECK	1678.00
04/04/94	01		16:27 0001	9286



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34687
IDENTIF. # REFERENCE

94 APR -4 PM 4:26
REGISTER
DAVIDSON COUNTY, TN.

No. 774546