THIS INSTRUMENT PREPARED BY:
THEODORE H. PAILET, Attorney
1906 Chet Atkins Place
Nashville, Tennessee 37212

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
Hyun Ja Park, et al 1037 9th Avenue, North Nashville, TN 37208	Hyun Ja Park, et al 1037 9th Avenue, North Nashville, TN 37208	82-13:23 & 24 22-3:74

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN DOLLARS, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, DAVID S. POPKIN AND HUSBAND OF HAE YUNG POPKIN (DECEASED) hereinafter called the GRANTOR has bargained and sold, and by these presents do transfer and convey my UNDIVIDED ONE-HALF (1/2) INTEREST AS FOLLOWS: AN UNDIVIDED ONE-FOURTH (1/4) INTEREST UNTO HYUN JA PARK AND AN UNDIVIDED ONE-FOURTH (1/4) INTEREST UNTO CHARLES C. PARK ANDWIFE, HYUN MI PARK AS TENANTS BY THE ENTIRETIES, herein called the GRANTEES, their heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: To-Wit:

TRACT I:

Beginning at the southwestern corner of Jefferson Street and Ninth Avenue, North, (formerly McLemore Street) thence south along the westerly margin of Ninth Avenue north 108.8 feet, more or less, to the northeastern corner of a lot sold to Alf Crofton and wife, by H. Sperry by deed of record in Book 446, page 267, said Register's Office; thence in a westerly direction at right angles at Ninth Avenue, North along the north line of the Crofton Property 111 feet, more or less, to the northwest corner of the said Crofton Property; thence with the west line of said Crofton property in a southerly direction 33 feet more or less, to an alley, thence westerly along the north line of said alley 63 feet, more or less, to an alley, thence in a northerly direction with the east line of said alley 175.5 feet, more or less, to Jefferson Street; thence in an easterly direction with the southerly margin of Jefferson Street 176 feet, more or less, to the point of beginning.

TRACT II:

Beginning at a point on the westerly margin of 9th Avenue, North, 108.8 feet south of the southwest corner of said Avenue and Jefferson Street, being the northeasterly corner of a lot conveyed to Ben Doochin and wife, by deed of record in Book 770, page 521, said Register's Office; thence westerly along a fence 111 feet; thence southerly along said fence, 33 feet to the northerly margin of a private alley; thence easterly along the northerly margin of said alley, 111 feet to the westerly margin of 9th Avenue, North; thence northerly along the westerly margin of said Avenue, 33 feet to the point of beginning.

Being the same property conveyed to David S. Popkin and wife, Hae Yung Popkin as a one-half undivided interest and Hyun Ja Park and Charles C. Park as to a one-half undivided interest, by deed from John T. Bottom, Jr., Trustee of record in Book 8367, page 874, Register's Office for Davidson County, Tennessee.

TRACT III:

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 29, 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 the same property conveyed to Hae Yung Popkin and husband, David S. Popkin, as tenants by the entireties, an undivided one-half (1/2) interest, and to Hyun Ja Park and son, Charles Park, as tenants in common, an undivided one-half (1/2) interest, by deed from The Melrose Partnership of record in Book 9299, page 734, Register's Office for Davidson County, Tennessee.

This property is conveyed "as is" and subject to the following:

1. All applicable local government planning, building and zoning regulations.

2. Taxes for the year 1995 which are being prorated as of the date of deed, payment of which expressly assumed by Grantees.

3. As to Tracts I and II:

(a) Deeds of Trust of record in Book 9367, page 584 and in Book 9367, page 591, Register's Office for Davidson County, Tennessee.

(b) Easement Agreement of record in Book 8171, page 880, Register's Office for Davidson County, Tennessee.

(c) Easement grant of record in Book 8192, page 423, Register's Office for Davidson County, Tennessee.

(d) All matters shown on the Plats of Record in Book 1130, page 18 and Book 1130, page 22, Register's Office for Davidson County, Tennessee.

4. As to Tract III:

(a) Easement Agreement of record in Book 8171, page 880, Register's Office for Davidson County, Tennessee.

(b) Easement Grant of record in Book 8192, page 423, Register's Office for Davidson County, Tennessee.

(c) All matters shown on Plats of record in Book 1130, page 18 and Book 1130, page 22, Register's Office for Davidson County, Tennessee.

This is improved property located at 1037 9th Avenue, North, Nashville, Tennessee 37208 and 2535 Franklin Pike, Nashville, Tennessee 37204.

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, 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 persons claiming by through or under me, as Grantor, but not otherwise. Wherever 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, Grantor has caused the execution of this Special Warranty on this 22nd day of June, 1995.

David S. Popkin
DAVID S. POPKIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Laurence L. Cypress, a Notary Public in and for the County and State aforesaid, personally appeared David S. Popkin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 22nd day of June, 1995.

Laurence L. Cypress
Notary Public

My Commission Expires:
5/23/98

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

AFFIANT

Subscribed and sworn to before me this 22ND day of June, 1995.

Notary Public

My Commission Expires:

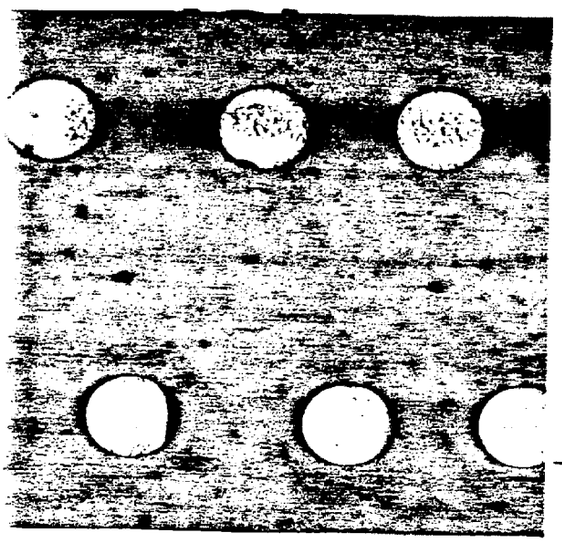
5/27/98

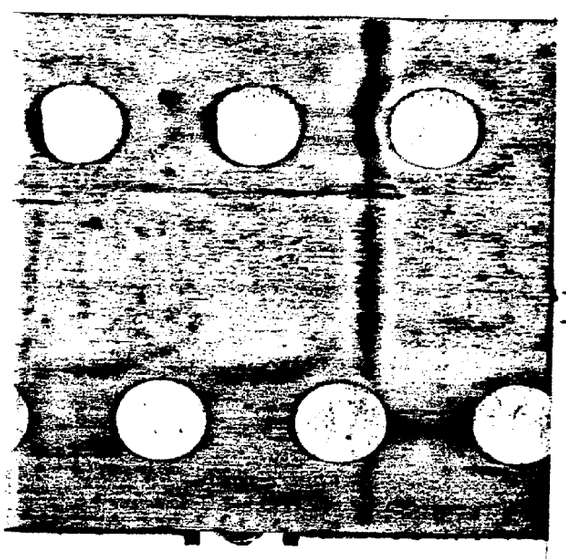
4582 06/23 0101 03CHECK 1312.00

0073095
IDENTIF. ↑ REFERENCE

95 JUN 23 PM 3:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.





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

RECEIVED OF _____

FOR _____

BOOK 9711 PG 268

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 350000.00
CON TX 1295.00
PRFEE 1.00
WDEED 16.00
TOTAL 1312.00
CHECK 1312.00

06/23/95 01 15:38 0001 4582

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0073095
IDENTIF. ↑ REFERENCE

95 JUN 23 PM 3:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 923786