Davidson County DEEDWARR
Recvd: 02/12/01 09:56 2pgs
Fees:11.00 Taxes:666.00
20010212-0013255

PICK-UP

THIS INSTRUMENT PREPARED BY:

THEODORE H. PAILET, Attorney
1906 Chet Atkins Place
Nashville, Tennessee 37212

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Paul A. McRedmond
AFFIANT

Subscribed and sworn to before me this 9th day of February, 2001.

Joni Fiedler
Notary Public

My Commission Expires October 25, 2003

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
Paul A. McRedmond 1809 Primrose Avenue Nashville, TN 37212	Paul A. McRedmond 1809 Primrose Avenue Nashville, TN 37212	Map 117-4 Parcel 374

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, DAVID S. POPKIN (unmarried), hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PAUL A. McREDMOND hereinafter called the Grantee, his heirs 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. 22, Block B, on the Plan of Belmont Terrace, Annex No. 4, as recorded in Book 974, page 97, Register's Office for Davidson County, Tennessee

Said Lot No. 22 fronts 80 feet on the southerly margin of Primrose Avenue and extends back 176.4 feet on the westerly line and 160.4 feet on the easterly line to an alley in the rear measuring 111.4 feet thereon.

Being the same property conveyed to David S. Popkin (unmarried) by deed from Paul A. McRedmond as Instrument No. 199912280307040 Register's Office for Davidson County, Tennessee.

This is improved property known as 1809 Primrose Avenue, Nashville, Tennessee 37212.

This instrument was prepared from information provided by the parties herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same in unencumbered unless otherwise 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 9 day of February, 2001

David S. Popkin
DAVID S. POPKIN

Before me, Toni Fiedler, a Notary Public in and for the County and State aforesaid, personally appeared David S. Popkin the within named bargainor, 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 9th day of February, 2001.

Toni Fiedler
Notary Public

My Commission Expires October 25, 2003

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE