PICK-UP

Davidson County DEEDWARR
Recvd: 02/12/01 09:56 2pgs
Fees:11.00 Taxes:157.25
20010212-0013256

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 $42,500.00

David S. Popkin
AFFIANT

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

Josie Fiedler
Notary Public

My Commission Expires October 25, 2003

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
David S. Popkin 2605 Belmont Avenue Nashville, Tennessee 37212	David S. Popkin 2605 Belmont Avenue Nashville, Tennessee 37212	Map 92-15 Parcel 262

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, PAUL A. McREDMOND, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DAVID S. POPKIN (unmarried) 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 part of Lot no. 241, in O.B. Hayes Second plan of Small Lots, as of record in Plat Book 1, page 81, in the Chancery Court of Nashville, described as follows:

Beginning at the southwest corner of the intersection of Division Street and 19th Avenue South; thence along Division Street, southwestwardly 94 feet 5 inches to the northeast corner of Lot 228 of said plan; thence with the easterly

line of Lot 228 southwestwardly 102 feet to the westerly margin of 19th Avenue South; thence northwardly along the westerly margin of 19th Avenue South, 139 feet 1½ inches to the beginning, according to a survey by W. B. Southgate, September 5, 1929.

BEING the same property conveyed to Paul McRedmond by Deed of Record in Book 11021, page 757, Register's Office for Davidson County, Tennessee.

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

Paul A. McRedmond
PAUL A. McREDMOND

Before me, Toni Fiedler, a Notary Public in and for the County and State aforesaid, personally appeared Paul A. McRedmond 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

TONI FIEDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires on October 25, 2003