PICK-UP

Davidson County DEEDWARR
Recvd: 06/30/03 15:14 2pgs
Fees:13.00 Taxes:370.00
20030630-0090154

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 $100,000.00.

Paul A. McRedmond
AFFIANT

Subscribed and sworn to before me this 30 day of June, 2003.

Notary Public

My Commission Expires 1/27/05

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
David S. Popkin and Paul A. McRedmond 2605 Belmont Blvd. Nashville, TN 37212	(SAME)	Map 116-4 Parcel 125

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, have bargained and sold, and by these presents do transfer and convey unto PAUL A. McREDMOND hereinafter called the Grantee, his heirs and assigns, a one-half undivided interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 16 and part of Lot No. 15 on the plan of Clearview Subdivision of Lots 7, 8, 12, 13, 16 and 17 in Ensworth Subdivision and Lots Nos. 35 to 41, inclusive of the Kenner-Manor Subdivision, as of record in Book 843, page 8, Register's Office for said County.

Said Lot No. 16 and part of Lot No. 15 front together 235 feet on the easterly side of Crescent Road and run back 168.8 feet on the southerly line of Lot

No. 15 and 170.7 feet on the northerly line to a dead line, measuring 105 feet thereon.

Being the same property conveyed to David S. Popkin and wife, Hae Yung Popkin (now deceased) by deed from Mrs. Joella D. Caldwell, unmarried, of record in Book 9063, Page 328, said Register's Office.

This is improved property known as 722 Crescent Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and one-half undivided 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 30TH day of June, 2003

David S. Popkin

DAVID S. POPKIN

Before me, Theodore H. Pailet, 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 30th day of June, 2003.

Theodore H. Pailet

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires 7/30/05