This Instrument Prepared By:

DEAN ROBINSON, ATTORNEY AT LAW

3125 N. Mt. Juliet Road
P. O. Box 425
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:
Joan Popkin et al
2605 Belmont Blvd.
Nashville, Tennessee 37212

SEND TAX BILLS:
New Owner

Davidson County DEEDWARR
Recvd: 08/04/04 11:07 2pgs
Fees:13.00 Taxes:532.80



20040804-0093426

MORTGAGEE:
None

MAP AND PARCEL:
Map 131-01-D
Parcel 182.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, ***Arthur Lachowicz and wife, Bonnie Lachowicz, and Gerald R. Burns and wife, Sherry R. Burns,*** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ***Joan Popkin and David Popkin***, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Unit No. 182 as shown on the plat of Georgetown Apartments, a condominium, of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with an undivided .410% interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in Book 5211, page 325, et seq., said Register's Office. Said Unit is also Known as Apartment 21-H.
>
> Being the same property conveyed to Arthur Lachowicz et al, by deed from Dean Robinson, Trustee, as of record in Instrument No. 20030904-0128916, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 5025 Hillsboro Pike, 21-H, Nashville, Tennessee 37215.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants and bylaws of record in Book 5211, page 325, Book 5616, page 1133, and Book 6079, page 516, and easements, covenants and conditions as shown on the Plan of record in Book 5200, page 4, all of record in the Register's Office for Davidson County, Tennessee.

Real property taxes for the current year have been settled between the parties and will be paid by Grantees.

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 we, do covenant with the said Grantees that we are 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 we do further covenant and bind ourselves, our 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 whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 29th day of July, 2004.

ARTHUR LACHOWICZ

BONNIE LACHOWICZ

GERALD R. BURNS

SHERRY R. BURNS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before ~~me, the~~ undersigned Notary Public ~~in~~ and for said County and State, the within ~~named~~ ***Arthur Lachowicz and wife, Bonnie Lachowicz, and Gerald R. Burns and wife, Sherry R. Burns,*** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of July, 2004.

EILEEN HOFFMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires MAR. 26, 2005

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $144,000.00.

AFFIANT

Subscribed and sworn to before me this 29th day of July, 2004.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07