Davidson County DEEDWARR
Recvd: 08/16/04 14:10 2pgs
Fees:13.00 Taxes:370.00

20040816-0098855

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

Joan E Popkin
AFFIANT

Subscribed and sworn to before me this 16th day of August, 2004.

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
H. PAILET

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
Joan E. Popkin 2605 Belmont Avenue Nashville, Tennessee 37212	Joan E. Popkin 2605 Belmont Avenue Nashville, Tennessee 37212	104-13-41 26W-8710

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid by Joan E.. Popkin, the 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 Joan E. Popkin, hereinafter called the Grantee, her 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. 55 on the map of Bransford Realty Company's Subdivision of Lots Nos. 6 to 23 inclusive in Block "G" and other lots in the Whitland Realty Company's Subdivision of record in Book 547, page 53, Register's Office for Davidson County, Tennessee.

SAID Lot No. 55 fronts 100 feet on the easterly side of Carden Avenue, and runs back between parallel lines with the northerly margin of Rolland Road 210 feet to a dead line.

Being the same property conveyed to Hae Young Popkin and husband, David S. Popkin by deed of record in Book 9116, Page 916, said Register's Office. The said Hae Young Popkin having since died.

This is improved property known as 230 Carden Avenue,, Nashville, Tennessee 37205.

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, her 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 is 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, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this 10th day of August, 2004.

David S. Popkin
DAVID S. POPKIN

ACKNOWLEDGMENT

STATE OF TENNESSEE)
)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, 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, this 10th day of August, 2004.

Theodore H. Pavlet
Notary Public

THEODORE H. PAVLET NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission expires: July 30, 2005