Davidson County DEEDWARR
Recvd: 08/16/04 14:11 2pgs
Fees:13.00 Taxes:370.00

20040816-0098856

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 $ 100.00

David S. Popkin
AFFIANT

Subscribed and sworn to before me this 10th day of August, 2004.

Theodore H. Pailet
Notary Public

NOTARY PUBLIC AT LARGE TENNESSEE DAVIDSON COUNTY

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 147-4 Parcel 149

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid by David S. Popkin, the Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Joan E. Popkin (unmarried), hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto David S. Popkin, 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:

> Being Lot(s) No. 273, as shown on the map entitled Plan of Hillbrook, Section V, as of record in Book 3700, Page(s) 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Joan E. Popkin by deed of record as instrument 20020311-0030109, said Register's Office.

This is improved property known as 3691 Richbriar Court, Nashville, Tennessee 37211.

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

WITNESS MY HAND this 10th day of August, 2004.

Joan E Popkin
JOAN E. POPKIN

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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 JOAN E. 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 she 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 on: July 30, 2005