WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF February, 2010

Notary Public

MY COMMISSION EXPIRES: 8.20.13
(AFFIX SEAL)

MITCHELL A. WATT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

G-VRE-10-400

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joan Popkin	Joan Popkin (NAME)	
400 Acklen Park Drive (ADDRESS)	230 Carden Avenue (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37205 (CITY) (STATE) (ZIP)	104-1-368.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we KATHLEEN MADIGAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOAN POPKIN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 2, WEST END PARK TERRACE, REPLAT OF LOTS 1 THRU 6, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4470, PAGE 122, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM MICHAEL A. CRONIN TO KATHLEEN MADIGAN (FORMERLY KATHLEEN M. CRONIN) AS RECORDED ON THE 22ND DAY OF NOVEMBER, 2005 IN INSTRUMENT NO. 20051122-0141143 AND WARRANTY DEED FROM S. GLADYS RICHARDSON, JOE FRED SCANTLAND, LOUIS L. W. SCANTLAND, ODELLE MITCHEL, PAULINE RANDOLPH, JOANN BOWMAN, JOYCE BOYKIN, BOBBY JOE BOWMAN, ERROL NELSON BOWMAN, BARBARA FAYE WHITE, JAMES GLYNN BOWMAN, TINA BOWMAN COX, LINDA THREET, PEGGY WILLIAMS, AUBREY MADEWELL, BRENDA MYRICK AND VICKIE HOLLADAY, BEING ALL THE HEIRS OF ALICE SCANTLAND MACKENZIE, A/K/A ALICE S. MACKENZIE, A/K/A ALICE S. BELL TO MICHAEL A. CRONIN AND WIFE, KATHLEEN M. CRONIN AS RECORDED ON THE 29TH DAY OF MAY, 2001 IN INSTRUMENT NO. 20010529-0055074, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD.

unimproved ( )
This is improved (X) property, known as 400 Acklen Park Drive, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20100012175 DEEDWARR
Recvd: 03/02/10 10:12 2 pgs
Fees:13.00 Taxes:913.90
20100302-0015722

Witness my/our hand(s) this 23rd day of February, 2010.

Kathleen Madigan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathleen Madigan, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of February, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903