BOOK 4739 PAGE 597

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
David S. Popkin and wife, Hae Yung Popkin	Hamilton Mortgage Corporation	Map 104-10
(NAME)	Suite 135 (NAME)	
3204 Overlook Drive	6065 Roswell Road, N.E.	Parc. 155
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Atlanta, Georgia 30328	FB 26W 7750
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100($10.00)---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

JAMES A. DEMONBREUN and wife, BESSIE T. BEMONBREUN

have this day bargained and sold, and do hereby transfer and convey unto the said

DAVID S. POPKIN and wife, HAE YUNG POPKIN

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 164 on the Map of Dr. R. W. Grizzard's Subdivision of Part of the Bosley Tract, not of record, and described according to survey by Erle Drake, County Surveyor, October 19, 1930, as follows:

Beginning at a point on the northerly margin of Overlook Drive, formerly Hillside Drive, at the common corner of Lots 159 and 164; thence with the line between said lots northwesterly 180 feet to a point in the southerly line of Lot 157; thence with the line between Lots 157 and 164, southwesterly 70 feet to the common corner of Lots 164 and 165; thence with the line betweer Lots 164 and 165, southeasterly 180 feet to the northerly margin of Overlook Drive; thence with the margin of said Drive, northeasterly 70 feet to the beginning.

Being the same property conveyed to James A. Demonbreun and wife, Bessie T. Demonbreun by deed from Mayfair Homes, Inc. of record in Book 2085, page 81, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this tranefer is $22,300.00

Subscribed and sworn to before me, this the 21st day of August 1973

Affiant David S. Popkin

My commission expires: 4/27/77 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 3204 Overlook Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

David S. Popkin and wife, Hae Yung Popkin

their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possesed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except for 1973 taxes and restrictive covenants of record in Book 2011, page 89, said Register's Office.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* David S. Popkin and wife, Hae Yung Popkin

their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 21st *day of* August, 1973, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James A. Demonbreun

James A. Demonbreun

Bessie T. Demonbreun

Bessie T. Demonbreun

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
916 J. C. BRADFORD BLDG.
NASHVILLE, TENN. 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State,* James A. Demonbreun and wife, Bessie T. Demonbreun

*the within named bargainor*S*., with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 21st *day of* August, *19*73.

Gail Pigg
Notary Public

Commission expires 4/27/77

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ....*self as* .....

Witness my hand and seal, at office in ....., *this* ....*day of* ....., *19*....

.....
Notary Public

Commission expires .....

AUG22 CONV 22,300.00
AUG22 S'TAX A* 57.98
AUG22 PR'FEE A* .50
AUG22 W'DEED A* 4.00 * 62.48

WARRANTY DEED

FROM

James A. Demonbreun et ux

TO

David S. Popkin et ux

C 2 0 6 5 6

IDENTIF. REFERENCE

AUG 22 9 37 AM '73

FELIX L. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Return to Gail Pigg