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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
David S. Popkin (NAME)	First Federal Savings & Loan Assn. (NAME)	102-11-51
6804 Fleetwood Drive (STREET ADDRESS OR ROUTE NUMBER)	Union Street At Fourth (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00---------- TEN AND NO/100---------- DOLLARS

Cash in hand paid by David S. Popkin and wife, Hae Yung Popkin, the receipt of which is hereby acknowledged and the assumption and agreement to pay the remaining balance, principal and interest of a note dated November 11, 1975, executed by Samuel B. Cruse and wife, Bobbie R. Cruse to First Federal Savings & Loan Association which note is secured by a deed of trust of record in Book 4970, page 113, Register's Office for Davidson County, Tennessee; we,

SAMUEL B. CRUSE and wife, BOBBIE R. CRUSE

have bargained and sold, and by these presents do transfer and convey unto the said David S. Popkin and wife, Hae Yung Popkin

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Being Lot No. 168 on the Plan of Horton Heights, Section 8, as of record in Book 2133, page 30, Register's Office for Davidson County, Tennessee.

BEGINNING on the northerly margin of Fleetwood Drive at the corner of Lots 167 and 168; thence with the line between said two lots northwardly 356.5 feet; thence north 60 degrees 58' east 51.2 feet to a concrete monument; thence south 54 degrees 26' east 226.4 feet; thence south 25 degrees 45' east 160 feet to the northerly margin of Fleetwood Drive; thence with same westwardly 158 feet to the beginning.

Being the same property conveyed to Samuel B. Cruse and wife, Bobbie R. Cruse by deed from Joseph F. Dearness, Jr. and wife, Ruth A. Dearness, of record in Book 4970, page 111, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6804 Fleetwood Drive (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 3rd day of February, 19 76.

Samuel B. Cruse — Bobbie R. Cruse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named Samuel B. Cruse and wife, Bobbie R. Cruse

the 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 3rd day of February, 19 76.

My commission expires April 26, 1978 Notary Public L. D. Richards

STATE OF TENNESSEE
COUNTY OF _____

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

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 46,734.09
This is equal to or greater than the property would bring at a fair and voluntary sale.

David S. Popkin

Sworn to and subscribed before me
this 3rd day of February, 19 76.

My commission expires April 26, 1978 Notary Public L. D. Richards

This instrument was prepared by:

C. H. Briley, Jr., Attorney — Name
344 4th Avenue North, Nashville, Tennessee 37219 — Address

FEB-4-76 CONV 46,734.09
FEB-4-76 S'TAX B* 121.42
FEB-4-76 PR'FEE B* .50
FEB-4-76 W'DEED B* 4.00 * 125.92

WARRANTY DEED

FROM

SAMUEL B. CRUSE AND WIFE,

BOBBIE R. CRUSE

TO

DAVID S. POPKIN AND WIFE,

HAE YUNG POPKIN

D 3 4 7 3 5

IDENTIFICATION REFERENCE

FEB 4 12 30 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILE TENNESSEE TITLE CO.

G-2432.3 bhc