This Form furnished by Attorneys Title Company, Inc.

BOOK 5186 PAGE 366

Form No. WD-2

FROM

David S. Popkin and wife

Hae Yung Popkin

TO

Ann C. Sanders and Cynthia S. Lyall

For draftsman's use

This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann C. Sanders etal (NAME)	Hamilton Mortgage Corporation (NAME)	104-10
3204 Overlook Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28716 (STREET ADDRESS)	155
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

E 21483

IDENTIF. REFERENCE

AUG 19 2 53 PM '77

FELIX A. W. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 33,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August 19 77

Notary Public

MY COMMISSION EXPIRES: March 27, 1979

(AFFIX SEAL)

For and in Consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- DOLLARS Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by the grantors herein to Gail Pigg, Trustee, of record in Book 4739, page 599, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees,

We, David S. Popkin and wife, Hae Yung Popkin have bargained and sold, and by these presents do transfer and convey unto the said Ann C. Sanders and Cynthia S. Lyall their 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. 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 between 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 David S. Popkin and wife, Hae Yung Popkin, by deed from James A. Demonbreun and wife, Bessie T. Demonbreun, of record in Book 4739, page 597, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive covenants of record in Book 2011, page 89, Register's Office for said County; and an easement for sewer lines as set out in instrument of record in Book 2033, page 155, the plan showing location of said easement being of record in Book 2033, pages 157 and 158, Register's Office for Davidson County, Tennessee.

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ann C. Sanders and Cynthia S. Lyall their heirs and assigns, forever.

And we do covenant with the said Ann C. Sanders and Cynthia S. Lyall 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, except as set out herein and taxes for 1977 which have been prorated and assumed by the said grantees.

And we, David S. Popkin and wife, Hae Yung Popkin do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ann C. Sanders and Cynthia S. Lyall their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 19th day of August, 19 77

David S. Popkin

Hae Yung Popkin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David S. Popkin and wife, Hae Yung Popkin

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 19th day of August, 19 77

NOTARY PUBLIC AT LARGE

Jo Ann Smith, Notary Public.

Commission expires March 21, 1979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, AUG 19 77 CONV 33,000.00, a Notary Public of the State and
AUG 19 77 S'TAX B* 85.80
County aforesaid, personally appeared, AUG 19 77 PRFEE B* .50
with whom I am personally acquainted, and who, upon oath, acknowledged B* 4.00 self to be 90.30
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