BOOK 5226 PAGE 154

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,500.00

James C. Dale III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF October, 1977

Notary Public

MY COMMISSION EXPIRES: 1-15-78

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
LEROY J. ELLIS, III, Attorney, 421 Charlotte Ave., Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David S. Popkin, et ux (NAME)	First Federal Savings & Loan Association (NAME)	117-8
6804 Fleetwood Drive (STREET ADDRESS OR ROUTE NUMBER)	238 Fourth Avenue, North (STREET ADDRESS)	117
Nashville, Tn., 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee, 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Rosemary Johnson, Co-Executor of the Estate of James Henry (Jimmy) Johnson, Jr., deceased, and Trustee under the Will of said deceased, and P. V. Jackson, III, Co-Executor of the Estate of said deceased, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David S. Popkin and wife, Hae Yung Popkin

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 1 in the Subdivision of Lots Nos. 161, 160, 128, 129, 130 and 131 on the Plan of Victoria Place, as of record in Book 421, Page 4, Register's Office for said County.

Said Lot No. 1 fronts 55 feet 4-3/4 inches on the easterly side of Belmont Boulevard and runs back with the northerly margin of Ferguson Street, 160 feet to an alley, and measures 54 feet on said alley.

Being the same property conveyed to Jimmie H. Johnson, Jr., now deceased, by deed from Josephine Harris Rush, et al, of record in Book 4254, Page 244, Register's Office for Davidson County, Tennessee, and being part of the property devised to Rosemary Johnson, Trustee under the Will of James Henry (Jimmy) Johnson, Jr., deceased, of record in Will Book 120, page 376, Probate Court Clerk's Office for said County. (Jimmie H. Johnson, Jr. and James Henry (Jimmy) Johnson, Jr. were the same person.)

The Grantees further agree to assume and pay the note secured by a Deed of Trust executed by Jimmie H. Johnson, Jr., unmarried, to Lewis R. Linx, Trustee, of record in Book 4462, Page 49, to secure to First Federal Savings & Loan Association the payment of said note in the original principal amount of $11,500.00.

Grantees further agree to execute and pay and have, concurrently with the receipt of this Warranty Deed, executed a second Deed of Trust Note for the balance due on the purchase price hereof payable to the Estate of James Henry (Jimmy) Johnson, Jr., deceased, and have likewise executed a second Deed of Trust securing the payment of said note one year from the date thereof with interest at the rate of 8% per annum.

This is unimproved ( ) improved (X) property, known as 2912 Belmont Boulevard, Nashville, Tennessee, 37212
(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 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. 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.

Witness our hand s this 14th day of ~~October~~ Nov., 19 77

Rosemary Johnson Co-Executor & Trustee

Rosemary Johnson, Co-Executor of the Estate of James Henry (Jimmy) Johnson, Jr., deceased, and Trustee under the Will of said deceased.

P. V. Jackson III

P. V. Jackson, III, ~~Co-Executor of the Estate of~~ James Henry (Jimmy) Johnson, Jr. deceased

STATE OF TENNESSEE
Davidson County

BOOK 5226 PAGE 155

Personally appeared before me, Jane Anne Kirk, a Notary Public in and for said County and State, the within named P. V. Jackson, Co-Executor of the Estate of James Henry (Jimmy) Johnson, Jr., deceased

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23 day of ~~October~~ November 1977

Commission expires 10-18-81

Jane Anne Kirk
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

E 38503

IDENTIF. REFERENCE

Nov 23 3 12 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV23'77	CONV	25,500.00			
NOV23'77	S TAX		B*	66.30	
NOV23'77	PR'FEE		B*	.50	
NOV23'77	W'DEED		B*	4.00	* 70.80

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

Personally appeared before me, Anne S Carlton, a Notary Public in and for said County and State, the within named Rosemary Johnson, Co-Executor of the Estate of James Henry (Jimmy) Johnson, Jr., deceased, and Trustee under the Will of said deceased, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Salisbury, North Carolina, this 14th day of ~~October~~ November, 1977.

Anne S Carlton
Notary Public

OFFICIAL SEAL
ANNE S. CARLTON
NOTARY PUBLIC-NORTH CAROLINA
COUNTY OF ROWAN
My Commission Expires June 10, 1978

My Commission Expires: _____