9809 03/26 149.50- CHECK

THIS INSTR... GAIL P. ... ATTORNEY
250 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

BOOK 5582 PAGE 722

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rodney N. Groth and wife, ~~Julie A. Groth~~ (NAME)	Same (NAME)	52-16
1214 Berwick Trail (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	#65
Nashville, Tennessee (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	11D-80810

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, and the assumption by the grantee of the unpaid principal balance of a note payable to Robert H. Vaughan and wife, secured by a deed of trust of record in Book 5569, page 476, Register's Office for Davidson County, Tennessee

DAVID S. POPKIN and wife, HAE YUNG POPKIN

have this day bargained and sold, and do hereby transfer and convey unto the said
RODNEY N. GROTH and wife, JULIE A. GROTH
their
the Grantees herein, their (successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Marlin Meadows, Section V, as of record in Book 2133, page 42, Register's Office for said County.

Said Lot No. 8 fronts 100 feet on the southwesterly side of Berwick Trail, and runs back 790 feet, more or less, on the southeasterly line and 785 feet, more or less, on the northwesterly line, to the low water mark of the Cumberland River on which it measures 100 feet, more or less.

Being the same property conveyed to David S. Popkin and wife, Hae Yung Popkin, by deed from Robert H. Vaughan and wife, Mary C. Vaughan, of record in Book 5569, page 473, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $55,000.00

Subscribed and sworn to before me, this the 14th day of March, 19 80

Affiant

My commission expires: 2/23/81 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1214 Berwick Trail, 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 thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1980 taxes; deed of trust in Bk.5569,p.476;plan of record in Bk.2133,p.42;easements in Bk.5176,p.600 and Bk.5309,p.559;and flooding from Cumberland River.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 14th *day of* March, *19* 80 *... the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

David S. Popkin

Hae Yung Popkin

BOOK 5582 PAGE 723

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State,* David S. Popkin and wife, Hae Yung Popkin

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 14th *day of* March, *19* 80

Gail Pigg
Notary Public

Commission expires 2/23/81

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 .....

WARRANTY DEED

FROM
David S. Popkin et ux

TO
Rodney N. Groth et ux

F 8 2 1 1 7

IDENTIF. REFERENCE

MAR 26 8 09 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF ~~BOOK~~ 5532 ~~PAGE~~ 724

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

50000.00- CO
143.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 143.50-
5809A03/26/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 8 2 1 1 7

IDENT REFERENCE

MAR 26 8 09 AM '80

REGISTER

No. 748849