9810 03/26 151.98- CHECK

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. FOX, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

BOOK 5582 PAGE 725

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David S. Popkin and wife, Hae Yung Popkin	Arvida Mortgage Company	148-1
6304 Fleetwood Drive (STREET ADDRESS OR ROUTE NUMBER)	1321 U.S. Highway 19 South Suite 600 (STREET ADDRESS)	#217
Nashville, Tennessee (CITY) (STATE) (ZIP)	P.O. Box 6515 Clearwater, Florida 33518 (CITY) (STATE) (ZIP)	5DU-6622

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 Exchange Bond & Mortgage Corporation, secured by a deed of trust of record in Book 5436, page 96, Register's Office for Davidson County,Tennessee, and the assumption of the escrow account therewith

RODNEY N. GROTH and wife, JULIE A. GROTH

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

DAVID S. POPKIN and wife, HAE YUNG POPKIN
their

certain real estate in Davidson County, Tennessee, as follows: *the Grantees herein, their (successors), heirs and assigns,*

Land in Davidson County, Tennessee, being Lot No. 333 on the Plan of Hillbrook, Section 6, as of record in Book 4175, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 333 fronts 82.88 feet on the westerly side of Sherman Oaks Drive and extends back 121.72 feet on the southerly line and 161.7 feet on the northerly line to a dead line in the rear measuring 76.9 feet thereon.

Being the same property conveyed to Rodney N. Groth and wife, Julie A. Groth, by deed from Don L. Smithson and wife, of record in Book 5436, page 93, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 59,777.60

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 4979 Sherman Oaks 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 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.5436,p.96;plan of record in Bk.4175,p.7;restrictions in Bk.4213,p.155

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.*

Rodney N. Groth

Rodney N. Groth

Julie A. Groth

Julie A. Groth

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5582 PAGE 726

Personally appeared before me, Gail Pigg *a Notary Public in and for said County and State,* Rodney N. Groth and wife, Julie A. Groth

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
Rodney N. Groth et ux

TO
David S. Popkin et ux

F 8 2 1 1 8

IDENTIFICATION REFERENCE

MAR 26 8 10 AM '80

REGISTER'S OFFICE
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 _____

FOR _____ BOOK 5582 PAGE 727

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

59777.60- CO
155.43 CO TX
.50 PRFEE
6.00 WDEED
CHECK 161.93-
9810A03/26/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-82118

IDENTIFICATION REFERENCE

MAR 26 8 10 AM '80

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 748850