9818 03/26 3811.00- CHECK

Mail GAIL [illegible] AVE., NORTH
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

# WARRANTY DEED

BOOK 5582 PAGE 730

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Ray B. Sawyer and wife, Linda L. Sawyer | Same | 52-16 |
| 1216 Berwick Trail (STREET ADDRESS OR ROUTE NUMBER) | (NAME) (STREET ADDRESS) | #66 & 67 |
| Nashville, Tennessee (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 11D-80805 ~~11D-80800~~ |

*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 ro Robert H. Vaughan and wife, secured by a deed of trust of record in Book 5569, page 482, 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*

RAY B. SAWYER and wife, LINDA L. SAWYER
their

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

Land in Davidson County, Tennessee, being a resubdivision of Marlin Meadows, Section V, Lots No. 9 and 10 of record in Book 2133, page 42, and the resubdivision of record in Book 5190, page 329, said Register's Office, more particularly described as follows:

TRACT No. 1: Beginning at a concrete marker at the southerly margin of Berwick Trail; thence S 47°11'26"W 840 feet to the bank of the Cumberland River; thence N 28°44'51"W 205.78 feet; thence N 47°11'26"E 420.92 feet to an iron pin; thence S 25°54'10"E 156.37 feet; thence N 47°11'26"E 414.55 feet to the southerly margin of Berwick Trail; thence S 42°48'34" E 50 feet to the point of beginning and containing 2.388 acres, more or less.

TRACT no. 2: Beginning at a concrete marker at the common corner of Tract No.1 and 2; thence S 47°11'26" W 414.55 feet to a concrete marker; thence N 25°54'10"W 156.37 feet to an iron pin; thence N 47°11'26"E 790 feet to the southerly margin of Berwick Trail; thence S 42°48'34"E 149.62 feet to the point of beginning and containing 1.35 acres, 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 479, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for the transfer is $115,000.00

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

Affiant Ray B. Sawyer

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

Notary Public

This is unimproved ( ) improved (X) property, known as 1216 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.482;plan of record in Bk.5190.p.329;easement in Bk.5309, p.559;Flooding of 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, 1980, *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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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*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

Ray B. Sawyer et ux

F 8 2 1 2 0

IDENTIFICATION REFERENCE

MAR 26 8 12 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 _____

FOR BOOK 5582 PAGE 732

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

11500.00- CO
299.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 305.50-
9812A03/26/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F82120

REGISTER'S OFFICE
MAR 26 8 12 AM '80
DAVIDSON COUNTY, TENN.

No. 748852