1204 02/24 153.14- CHECK

WARRANTY DEED

Prepared By.
Bass, Berry & Sims (871
2700 First Amer. Ctr.
Nashville, Tenn. 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Popkin, et ux	SAME	118-2
(NAME) 6804 Fleetwood Dr.	(NAME)	161 and 162
(STREET ADDRESS OR ROUTE NUMBER) Nashville TN 37205	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, First American Bank of Nashville, N.A., Trustee under the Will of G. O. Stanley, deceased,

BOOK 5713 PAGE 433

have this day bargained and sold, and do hereby transfer and convey unto the said David Popkin and wife, Hae Yung Popkin *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

TRACT I

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Kirkwood Heights as of record in Book 1130, page 17, Register's Office for said County.

Being the same property conveyed to G. O. Stanley by deed from Robert R. Harris and wife, Linnie A. Harris, of record in Book 4348, page 87, R.O.D.C.T. The said G. O. Stanley has since died and said property has passed to First American National Bank of Nashville, Trustee, under the Will of G. O. Stanley, of record in Will Book 98, page 332, Probate Court Clerk's Office for Davidson County, Tennessee. The said First American National Bank of Nashville has since changed its name to First American Bank of Nashville, N.A.

TRACT II

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Kirkwood Heights Subdivision, Section III, of record in Book 1130, page 17, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 73 feet on the northerly margin of Kirkwood Lane, and runs back between parallel lines 180 feet to an alley in the rear measuring 73 feet thereon. (continued on back)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 56,400.00

Subscribed and sworn to before me, this the 23rd day of February 19 81

Affiant David Popkin

My commission expires: 7-18-82 (Affix Seal)

Notary Public Anne Marshall

unimproved ( )
This is improved (X) property, known as 800 and 808 Kirkwood Avenue (House Number) (Street) Nashville, TN 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.

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 23rd *day of* February *19* 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FIRST AMERICAN BANK OF NASHVILLE, N.A., Trustee under the Will of G. O. Stanley, deceased

BY: David L. Lyles

Trust Real Estate Officer

First American ~~National~~ Bank of Nashville executes this instrument solely in its fiduciary capacity and not individually and the warranties herein made by it are limited to those warranties which it should make in its fiduciary capacity and not

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at.....Tennessee, this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* David P. Rogers *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Trust-Real Estate officer *of the* First American Bank of Nashville, N.A., Trustee, under the Will of G. O. Stanley, deceased *the within named bargainor, a corporation, and that he as such* Trust-Real Estate officer *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Trust - Real Estate officer.

Witness my hand and seal, at office in Nashville, Tennessee *this* 23rd *day of* February, *19* 81

Anne Marsden *Notary Public*

Commission expires 7-18-82

ANNE MARSDEN NOTARY PUBLIC LARGE STATE OF TENN.

(continued from front)

Being the same property conveyed to G. O. Stanley, by deed from Billy J. Tisdale and wife, Marie L. Tisdale, of record in Book 4376, page 443, R.O.D.C.T., the said G. O. Stanley has since died and said property has passed to First American National Bank, Trustee, under the Will of G. O. Stanley, of record in Will Book 98, page 332, Probate Court Clerk's Office for Davidson County, Tennessee. The said First American National Bank of Nashville has since changed its name to First American Bank of Nashville, N.A.

Said property is unencumbered, except for a drainage ditch easement of record in Book 1130, page 17, R.O.D.C.T., a 10-foot easement along the rear of the premises for public utilities, matters of record on the recorded plan and an easement of record in Book 5306, page 625, R.O.D.C.T.

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WARRANTY DEED

FROM
FIRST AMERICAN BANK OF NASHVILLE, N.A., Trustee u/w of G. O. STANLEY, deceased

TO
DAVID POPKIN, et ux

G 30374

T
IDENTIF. REFERENCE

FEB 24 8 59 AM '81
FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5713 PAGE 435

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
			56400.00- CO	
			146.64 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 153.14-	
1204A02/24/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G30374

IDENTIF. REFERENCE

FEB 24 8 59 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 808041