FORM NO. WD-1

BOOK 5830 PAGE 406

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,219.72

James R. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF DECEMBER 19 81

Notary Public

MY COMMISSION EXPIRES 4-19-82

(AFFIX SEAL)

Full

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES R. SMITH, et ux (NAME)	ARVIDA MORTGAGE COMPANY (NAME)	148-1
4979 Sherman Oaks Dr (STREET ADDRESS OR ROUTE NUMBER)	1307 US Highway 19-South - #200, Box (STREET ADDRESS)	6515 217
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Clearwater, Florida 33518 (CITY) (STATE) (ZIP)	5DU-6622

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, DAVID S. POPKIN and wife, HAE YUNG POPKIN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. SMITH and wife, CHARLENE A. SMITH,

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:

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 David S. Popkin and wife, Hae Yung Popkin by deed from Rodney N. Groth and wife, Julie A. Groth, of record in Book 5582, page 725, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Exchange Bond and Mortgage Corporation, of record in Book 5436, page 96, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. Said mortgage is now with Arvida Mortgage Company.

This is unimproved ( ) improved (X) property, known as 4979 Sherman Oaks Drive, Nashville, Tennessee 37211
(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 11th day of December, 19 81

David S. Popkin
DAVID S. POPKIN

Hae Yung Popkin
HAE YUNG POPKIN

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DAVID S. POPKIN, et ux HAE YUNG POPKIN,

the bargainors, 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 11th day of December, 1981.

Commission expires 4-17-83

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

DAVID S. POPKIN, et ux

HAE YUNG POPKIN

TO

JAMES R. SMITH, et ux

CHARLENE A. SMITH

PLEASE FILE BOX "7"

G 71985

IDENTIF. REFERENCE

DEC 14 12 20 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

12/14 173.43- CHECK

033

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5830 PAGE 408

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
			64215.72- CO	
			166.92 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	173.42-
3033A	12/14/81		BAL:	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 1 9 8 5

IDENTIF. REFERENCE

DEC 14 12 20 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 857958