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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Madison Smith

TO

David S. Popkin , et ux

mail For draftsman's use

This instrument prepared by:
Theodore H. Pailet, Attorney
1906 South Street
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David S. Popkin , et ux (NAME)	(same) (NAME)	92-16
2605 Belmont BLVD (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	262
Nashville Tn 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	10W1230

(FOR REGISTER'S USE)

3144 IDENTIFICATION REFERENCE

AUG 13 2 33 PM '86 FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 85,000.00 David S. Popkin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August 1986.

Nell W. Thornton
Notary Public

MY COMMISSION EXPIRES: July 7, 1987

(AFFIX SEAL)

For and in Consideration of the sum of ----------Ten and No/100------

----------($10.00)----------DOLLARS cash in hand paid, receipt of which is hereby acknowledged, and other goods and valuable considerations, including the execution of a promissory note in the amount of $65,000.00 by the Grantees herein to Joel Sims, Trustee for Rachel Smith and Shelby M. Smith, the donees of the herein described property by separate instrument dated in 1976, I, Madison Smith

have bargained and sold, and by these presents do transfer and convey unto the said David S. Popkin and wife, Hae Yung Popkin , 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 part of Lot No. 241, in O.B. Hayes Second Plan of Small Lots as of record in Plat Book 1, page 81, Chancery Court of Nashville, described as follows:

Beginning at the southwest corner of the intersection of Division Street and 19th Avenue South; thence along Division Street, southwestwardly 94 feet 5 inches to the northeast corner of Lot 228 of said plan; thence with the easterly line of Lot 228 southwestwardly 102 feet to the westerly margin of 19th Avenue South; thence northwardly along the westerly margin of 19th Avenue South, 139 feet 1 1/2 inches to the beginning, according to a survey by W. B. Southgate, September 5, 1929.

Being the same property conveyed to Madison Smith by deed from Imogene M. Notgrass and Roy P. Harrover of record in Book 3870, page 20, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for the year 1986 which are being prorated as of this date, payment of which is assumed by Grantees.

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This is unimproved ( ) improved (X) property, known as 1901 Division Street (House Number) (Street) Nashville, TN (P. O. Address: City or Town) 37203 (Postal Zone)

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 heirs and assigns, forever.

And I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as set out herein.

And I, Madison Smith do further covenant and bind myself, my 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.

Witness my hand s this 12th day of August, 1986

Ada T. Smith, spouse of Madison Smith joins in this conveyance to convey any and all of the marital rights she may have in the property herein conveyed.

Madison Smith

Ada T. Smith

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Joel Sims, a Notary Public in and for said County and State, the within named Madison Smith and Ada T. Smith

the bargainor..., 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 12th day of August, 1986.

Joel Sims, Notary Public.

Commission expires 2-9-89

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 ....

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

RECEIVED OF BOOK 6948 PAGE 690

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

650[illegible].00- CAPT.
238.00 CSTAX
.50 PRFE
6.00 WDEED
CHECK 244.50-
9820A08/13/86 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31441

IDENTIFICATION REFERENCE

AUG 13 2 33 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 282918