BOOK 4865 PAGE 118

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Milton C. Blackford (NAME)	Mortgage Associates, Inc.	72-8
2107 Geneiva Drive (STREET ADDRESS OR ROUTE NUMBER)	Suite 300 (NAME) 1835 Savoy Drive, N. E. (STREET ADDRESS)	#85
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Atlanta, Georgia 30341 (CITY) (ZONE) (STATE)	15D-54840

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 Mortgage Associates, Inc. and secured by a Deed of Trust of record in Book 4705, page 560, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith.

LARRY GENE UPCHURCH and wife, KAREN R. UPCHURCH

have this day bargained and sold, and do hereby transfer and convey unto the said
MILTON C. BLACKFORD and KELTON D. HERSTON

his *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Geneiva Heights, as of record in Book 2083, page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 91.75 feet on the northerly side of Geneiva Drive and runs back between lines 201.34 feet on the westerly line and 216.32 feet on the easterly line to a dead line in the rear measuring 21 feet thereon.

Being the same property conveyed to Larry Gene Upchurch and wife, Karen R. Upchurch by deed from Donald L. Richeson of record in Book 4705, page 558, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is 16,665.77

Affiant

Subscribed and sworn to before me, this the 31st day of October, 19 74

Notary Public

My commission expires: 4/27/77 (Affix Seal)

This is improved (X) unimproved ( ) property, known as 2107 Geneiva 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 belonging to the said
Milton C. Blackford and KELTON D. HERSTON

his *(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 1974 taxes and restrictions of record in Book 2204, page 601, said Register's Office.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Milton C. Blackford and KELTON D. HERSTON

his
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 31st day of October, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Larry Gene Upchurch

Karen R. Upchurch

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. [illegible], ATTORNEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State,* Larry Gene Upchurch and wife, Karen R. Upchurch

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 31st *day of* October, *19*74.

Gail Pigg
Notary Public

Commission expires 4/27/77

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 .....

NOV-1	CONV	16,665.77			
NOV-1 S TAX			A*	43.42	
NOV-1 PR FEE			A*	.50	
NOV-1	W DEED		A*	4.00	* 47.92

WARRANTY DEED

FROM
Larry Gene Upchurch et ux

TO
Milton C. Blackford
and
Kelton D. Herston

C 7 6 7 8 5

IDENTIF. REFERENCE

Nov 1 11 53 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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

Return to Gail Pigg