This instrument prepared by:
Williams, Shields & Wildman, Attys.
310 Gallatin Rd., South
Madison, Tenn. 37115

BOOK 4878 PAGE 864

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
B & H Properties	First Federal S/L Assn.	15D-54780
(NAME)	(NAME)	
1202 16th Ave. South		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00 OVC

TEN AND NO/100---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and including the assumption of an indebtedness to First Federal Savings and Loan Association of record in Book 4636, page 434, Register's Office of Davidson County, Tennessee, AND ALSO including the assumption of a second deed of trust to Third National Bank in Nashville of record in Book 4843, page 173, Register's Office of Davidson County, Tennessee

We, Phillip A. Sabine and wife, Mary Ann Sabine

have this day bargained and sold, and do hereby transfer and convey unto the said

B. & H Properties, its

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

Being Lot No. 12 on the Plan of Geneiva Heights, as of record in Book 2083, page 65, Register's Office for said County.

Said Lot No. 12 fronts 54 feet on the southerly side of Geneiva Drive and runs back 141.42 feet on the westerly line and 159.35 feet on the easterly line to a dead line in the rear and measures 91 feet thereon.

Being the sameproperty conveyed to Phillip A. Sabine and wife, Mary Ann Sabine by deed from James A. Castleman and wife, Betty J. Castleman of record in Book 4636, page 432, 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 $ 848.98

Subscribed and sworn to before me, this the 31st day of Dec. 1974

Affiant

My commission expires: Nov. 12, 1975 (Affix Seal)

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE LARGE

This is unimproved ( ) improved (XX) property, known as 2106 Geneiva Street, Nashville (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

B & H PROPERTIES, its

(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 as set out above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* B & H PROPERTIES, its

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

Witness our *hand* s *this* 27th *day of* December, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Phillip A. Sabine

Mary Ann Sabine

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned authority *, a Notary Public in and for said County and State,* Mary Ann Sabine

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

Witness my hand and official seal at Madison *Tennessee, this* 27th *day of* December *, 19* 74

Deane G. Floyd *Notary Public*

Commission expires 11/17/76

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 .....

State of New Jersey
County of Mercer

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Phillip A. Sabine, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Trenton, New Jersey, this 27th day of December, 1974.

Commission expires: NOTARY PUBLIC OF N. J. My Commission Expires Oct. 8, 1975

Notary Public

JAN-27	CONV	16,848.00			
JAN-27	S'TAX		A*	43.68	
JAN-27	PR'FEE		A*	.50	
JAN-27	W'DEED		A*	4.00	* 48.18

WARRANTY DEED

FROM
Phillip A. Sabine et ux

TO
B & H Properties

C 8 3 1 3 8

IDENTIF. REFERENCE

JAN 2 1 01 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

Mail to: J. K. Woodard, Atty.
223 Madison Ave.
Madison, Tenn. 37115