FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$18,200.00 Steve H. Naylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 18th DAY OF February 1976

Carlisa Moore
Notary Public

MY COMMISSION EXPIRES: 1/29/76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Harwell Naylor (NAME)	First Federal Savings and Loan (NAME)	15D 54780
2106 Geneiva Drive (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue North (STREET ADDRESS)	Map 72-8
Nashville, Tn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	Parcel 78

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, Milton C. Blackford and Kelton D. Herston d/b/a B & H Properties

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve Harwell Naylor et ux Kathy L. Naylor

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:

BEING Lot No. 12 on the Plan of Geneiva Heights of record in Book 2083, page 65, Register's Office, Davidson County, Tennessee.

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 same property conveyed to B & H Properties by deed from Phillip A. Sabine et ux Mary Ann Sabine of record in Book 4878, page 864, said Register's Office.

THIS conveyance is made subject to all easements and restrictions of record in the Register's Office, Davidson County, Tennessee.

GRANTEES herein agree to assume and pay a first mortgage payable to First Federal Savings and Loan Association of Nashville, Tennessee, of record in Book 4636, page 434, said Register's Office.

ESCROW account and insurance to be transferred to grantees.

Power of Attorney from Kelton D.Herston to Milton Blackford is recorded in Book 4928, page 96, said Register's Office.

Milton Blackford and Milton C. Blackford is one and the same person.

This is improved (XX) unimproved ( ) property, known as 2106 Geneiva Drive, Nashville, Tennessee 37216
(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 18th day of February, 1976

Milton C. Blackford

Kelton D. Herston by Milton C. Blackford Attorney in fact

Kelton D.Herston

STATE OF TENNESSEE
Davidson County

BOOK 4998 PAGE 492

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Milton C. Blackford and Kelton D. Herston by Milton C. Blackford as Attorney in Fact

the 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 18th day of February 1976

Commission expires 1/29/79

Ealine Morelle
Notary Public

NOTARY PUBLIC DAVIDSON CO.

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

D 36855

WARRANTY DEED

FROM

MILTON C. BLACKFORD AND

KELTON D. HERSTON d/b/a
B & H Properties

TO

STEVE HARWELL NAYLOR ET UX

IDENTIF. REFERENCE

FILE BOX # 12

FEB 20 12 25 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

FEB20 76	CONV	18,200.00			
FEB20 76	S'TAX		B*	47.32	
FEB20 76	R'FEE		B*	.50	
FEB20 76	W'DEED		B*	4.00	* 51.82