FILE BOX 4

78-10-12

FORM NO. WD-1

BOOK 5351 PAGE 60

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00

Sidney Ray Naylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF OCTOBER, 19 78

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 908 Fidelity Federal Building, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SIDNEY RAY NAYLOR, et ux (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	11D-68075
413 BLUE GRASS AVENUE (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 964 (STREET ADDRESS)	Map: 51-12
MADISON, TN 37115 (CITY) (STATE) (P. O. ZIP)	VIRGINIA BEACH, VIRGINIA 23451 (CITY) (STATE) (ZIP)	Par: 86

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, CLYDE E. IGOU and wife, HYACINTHE W. IGOU

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SIDNEY RAY NAYLOR and wife, DEBBIE ANN 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 the southeasterly 14 feet of Lot No. 22 and the northwesterly 75 feet of Lot No. 23 on the Plan of Montague Park as of record in Book 421, Page 141, Register's Office for Davidson County, Tennessee.

SAID part of said lots adjoin and front together 89 feet on the northeasterly side of Blue Grass Avenue and extend back between lines 189.8 feet, more or less, on the northeasterly line and 188 feet, more or less, on the southeasterly line to a dead line in the rear, measuring 90 feet thereon.

BEING the same property conveyed to Clyde E. Igou and wife, Hya cinthe W. Igou by deed from C. M. Carey, of record in Book 1390, Page 43, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ( ) This is improved (X) property, known as 413 BLUE GRASS AVENUE (House Number) (Street) MADISON, TENNESSEE 37115 (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 6th day of OCTOBER, 19 78

Clyde E. Igou
CLYDE E. IGOU

Hyacinthe W. Igou
HYACINTHE W. IGOU

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 CLYDE E. IGOU and wife, HYACINTHE W. IGOU

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 6th day of OCTOBER, 1978

Commission expires 6/7/80

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
CLYDE E. IGOU et ux

HYACINTHE W. IGOU
TO
SIDNEY RAY NAYLOR et ux

DEBBIE ANN NAYLOR

E 94478

IDENTIF. REFERENCE

OCT 16 11 06 AM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 16 78	CONV	32,500.00				
OCT 16 78	S'TAX		B*	84.50		
OCT 16 78	PR'FEE		B*	.50		
OCT 16 78	W'DEED		B*	4.00	*	89.00