File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 9609 PG 418

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37219

#12957

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARY C. GOEDEN (NAME)	NAVY FEDERAL CREDIT UNION (NAME)	131-5-A
131 Jefferson Square (STREET ADDRESS OR ROUTE NUMBER)	Highway 70 West, Suite 426 (STREET ADDRESS)	131
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Havelock, North Carolina 28532 (CITY) (STATE) (ZIP)	7DA70127

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, GENEVIEVE SANFORD, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY C. GOEDEN AND HUSBAND, GERALD E. GOEDEN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit G-131 on the Plan of Section One, Jefferson Square Townhouses of record in Plat Book 4675, page 12, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Jefferson Square (Section One), a horizontal property regime established by Master Deed of record in Book 4731, page 332, amended in Book 5826, page 693 and in Book 8550, page 3, said Register's Office.

Being the same property conveyed to Harold E. Sanford and wife, Genevieve Sanford by deed from Resse L. Smith, Jr. and Harry M. Rowland, Trustees of record in Book 4823, page 953, said Register's Office. Harold E. Sanford having since died.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 4731, page 332, amended in Book 5826, page 693 and in Book 8550, page 3; (3) By-Laws of record in Book 4731, page 341, amended in Book 5676, page 31, Book 5700, page 719, Book 8036, page 54, Book 8057, page 179, Book 8231, page 418, Book 8550, page 973 and in Book 9276, page 249; (4) Charter of record in Book 8485, page 642 and in Book 8556, page 701; and (5) All matters appearing on the Plan of record in Plat Book 4675, page 12, said Register's Office.

95 MAR -2 PM 1:53
FELIX Z. WHITEHOUSE, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

30749

unimproved ( )
This is improved (XX property, known as 131 Jefferson Square, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 27th day of February, 19 95

Genevieve Sanford
GENEVIEVE SANFORD

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9609 PG 419

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GENEVIEVE SANFORD

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

Witness my hand at office, this 27th day of February, 19 95.

My commission expires 11-28-98 Notary Public Helen D Scott

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,000.00

Mary C Goeden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 19 95

MY COMMISSION EXPIRES: 11-28-98 (AFFIX SEAL) Helen D Scott Notary Public

HELEN D. SCOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

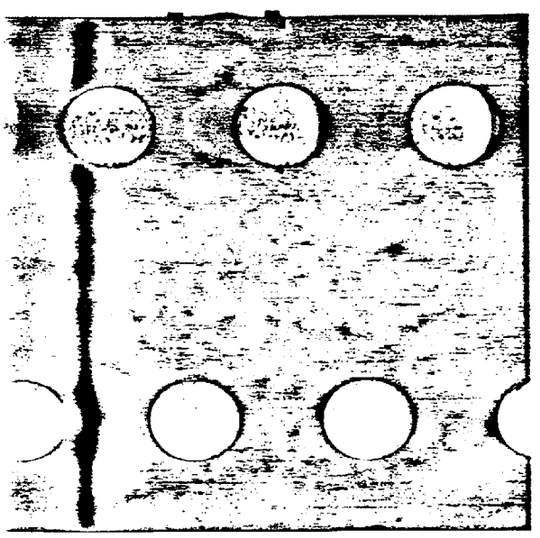
WARRANTY DEED

FROM
GENEVIEVE SANFORD

TO
MARY C. GOEDEN AND HUSBAND,
GERALD E. GOEDEN

6728 03/02 0101 03CHECK 493.70

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

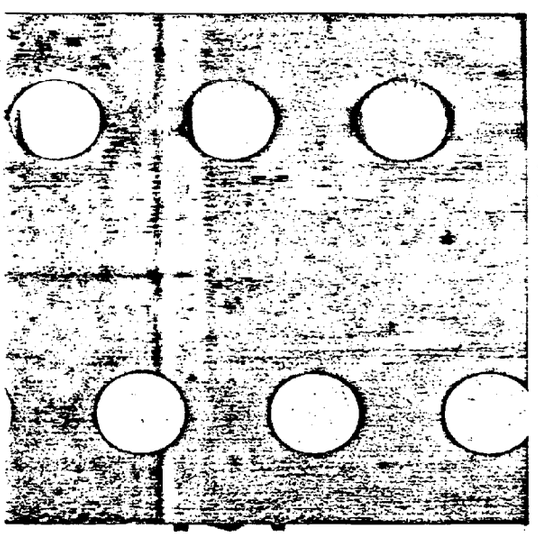
RECEIVED OF _____

FOR _____

BOOK 9609 PG 420

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



CAMT 131000.00
CON TX 484.70
PRFEE 1.00
UFEE 8.00
TOTAL 493.70
CHECK 493.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/02/95 01 13:54 0001 6718

38749
IDENTIF. & REFERENCE

95 MAR -2 PM 1:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 886371