WARRANTY DEED BOOK 4452 PAGE 441

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Donald R. O'Guin, et ux (NAME)	Donald R. O'Guin (NAME)	Map. 72-4
1006 Forest Avenue (STREET ADDRESS OR ROUTE NUMBER)	1006 Forrest Avenue (STREET ADDRESS)	Par. 409
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of $10.00---- --- ---------- ------ ---- ----- -------- --Ten & No/100-- -- - ---------- Dollars,

Cash paid by Donald R. O'Guin and wife, Regenia O'Guin, and other good and valuable considerations, the receipt of which is hereb acknowledged, including the assumption of the unpaid principal balance of a note in the original amount of $7,000.00 secured by a deed of trust to Albert H. Thomas, Trustee of record in Book 4029, page 260, Register's Office for Davidson County, Tennessee.

Felix E. Stevens and wife, Ann Stevens

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

Donald R. O'Guin and wife, Regenia O'Guin

their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 4 and the easterly 24 feet of the northerly part of lot No. 3 on the plan of Re-subdivision of M. T. Stratton's plan of the subdivision of part of the Cahal Lands, as of record in Book 421, page 50, Register's Office for said County descrobed according to a survey by Clyde D. Anderson Surveyor, May 19, 1964, as follows: Beginning on the southerly margin of Cahal Avenue at the northwest corner of lot No. 5 conveyed to Louise M. Stratton by deed from Edward M. Stratton, of record in book 1628, page 54, said Register's Office; thence with the line between lots Nos. 4 and 5 south 3° 21' west 180.8 feet; thence north 87° 13' west 74 feet to the eastern boundary line of the property conveyed to L. T. Stevens by deed from Charles J. Perry, of record in Book 3641, page 219, said Register's Office; thence with said line north 3° 21' east 181 feet to said margin of Cahal Avenue; thence with same, south 86° 49' east 74 feet to the beginning.
Being the same property conveyed to Felix E. Stevens, et ux by deed from L. T. Stevens, et ux Ruth E. Stevens, or record in Book 4152, page 129, RODC. Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 9,250.00

Subscribed and sworn to before me, this the 30th day of September 19 70

Affiant

My commission expires: 11-30-70 (Affix Seal)

Notary Public

This is { unimproved ( ) / improved ( ) } property, known as 1506 Cahal Avenue, 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

Donald R. O'Guin and wife, Regenia O'Guin

their (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.

we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

Donald R. O'Guin, et ux Regenia O'Guin

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

Witness our hand s this 29th day of September, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Felix E. Stevens
Felix E. Stevens

X Ann Stevens
Ann Stevens

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CALIFORNIA

STATE OF ~~TENNESSEE~~ }
COUNTY OF ~~DAVIDSON~~ }

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* Felix E. Stevens and wife, Ann Stevens

the within named bargainor, ..., *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 [illegible] California ~~XXXXXX~~
this 21 *day of* September, *19* 70

Commission expires November 1 1972 [illegible] *Notary Public*

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 .....

OCT 15 ~~20~~	CONV	*9,250.00			
OCT 15 ~~20~~ S'TAX			A*	23.92	
OCT 15 ~~20~~ PR'FEE			A*	.50	
OCT 15 ~~20~~	W'DEED		A*	3.00	* 27.42

WARRANTY DEED

FROM Felix E. Stevens, et ux

TO Donald R. O'Guin, et ux

A 93167

IDENTIF. REFERENCE

OCT 15 12 50 PM '70

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.–S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

FILE: