This instrument prepared By
J. WILLIAM RUTHERFORD,

WARRANTY DEED

BOOK 4452 PAGE 485

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Donald R. O'Guin, et ux		Map 83-5
(NAME)	(NAME)	
1006 Forest Avenue	SAME	Pcl. 98
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of --- $10.00------ --- - ------- - - --- -- ------- -- ------- -- TEN AND NO/100- - - -- - --- ---------- Dollars, Cash in hand and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, L. T. Stevens and wife Ruth E. 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:

Being Lot No. 18 of Block "E" Eastwood, a Plan of which is of record in Book 332, page 63, Register's Office for said County.

Said Lot No. 18 fronts 50 feet on the northerly side of West Eastland Avenue formerly Jackson Avenue, and extends back between parallel lines 150 feet, more or less to an alley.

Being the same property conveyed to L. T. Stevens by deed from William J. Hewitt and wife, Kathleen M. Hewitt of record in Book 1285, page 278, said Register's Office.

The said Ruth E. Stevens wife of L. T. Stevens join in the signing of this instrument for the purpose of conveyance only.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 9,300.00

Subscribed and sworn to before me, this the 28th day of September 19 70

Affiant

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

Notary Public

This is unimproved ( ) improved ( ) property, known as 1029 West Eastland Avenue, Nashville, Tenn. (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 do 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 and wife, Regenia O'Guin, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 28th day of September, 19 70, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X L. T. Stevens

X Ruth E. Stevens

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Thelma R. Williams, *a Notary Public in and for said County and State,* L. T. Stevens and wife Ruth E. Stevens

the within named 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* 28th *day of* September, *19* 70

Thelma R. Williams *Notary Public*

Commission expires 11-30-70

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*

Commissio:. expires .....

OCT 15 70	CONV	*9,300.00			
OCT 15 70	S'TAX		A*	24.18	
OCT 15 70	PR'FEE		A*	.50	
OCT 15 70	W'DEED		A*	3.00	* 27.68

WARRANTY DEED

FROM

L. T. Stevens, et ux

TO

Donald R. O'Guin, et ux

A 93189

IDENTIF. REFERENCE

OCT 15 1 01 PM '70

FELIX Z. WILSON II 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: