WARRANTY DEED

BOOK 4452 PAGE 489

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald R. O'Guin, et ux (NAME)	First Federal Savings & Loan (NAME)	Map 71-1
1006 Forest Avenue (STREET ADDRESS OR ROUTE NUMBER)	432 Union Street (STREET ADDRESS)	Par. 174
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Pid

FOR AND IN CONSIDERATION of the sum of ----$10.00----------, ----------TEN AND NO/100---------- Dollars,
Cash paid by Donald R'Oguin and wife, Regenia O'Guin, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the unpaid principal balance of a deed of trust secured to Louis R. Linx, Trustee, of record in Book 2316, page 353, said Register's Office Davidson County, Tennessee.

We, Cheryl D. Stevens McMurray and husband Benjamin McMurray, III

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. 12 on the map of the Re-Subdivision of the I. D. Luton's Addition as of record in book 974, page 55, Register's Office for said County.

Said Lot No. 12 fronts 74.1 feet on the easterly side of Luton Street and runs back between lines 189.5 feet on the north line and 192.3 feet on the south line to a dead line in the rear on which it measures 74.1 feet.

Being the same property conveyed to Cheryl D. Stevens by deed from Leslie T. Stevens and wife, Ruth Waggoner Stevens of record in Book 4295, page 645, said Register's Office.

Benjamin McMurray, III joins in the signing of this instrument to convey any and all right, title and interest which he may have in the herein described property.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 7,200.00

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 1721 Luton Street, 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 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 (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S 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 Cheryl D. Stevens McMurray

X Benjamin McMurray, III

BOOK 4452 PAGE 490

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Thelma R. Williams *a Notary Public in and for said County and State,* Cheryl D. Stevens McMurray and husband Benjamin McMurray, III *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*

Commission expires .....

WARRANTY DEED

FROM

Cheryl D. Stevens McMurray
Benjamin McMurray, III
TO
Donald R. O'Guin, et ux

OCT 15 70 CONV *7,200.00
OCT 15 70 S'TAX A* 18.72
OCT 15 70 PR'FEE A* .50
OCT 15 70 W'DEED A* 3.00 * 22.22

A 93191

IDENTIF. REFERENCE

OCT 15 1 02 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: