J. WILLIAM RUTHERFORD,
Att
306 [illegible] Bank & Trust Bldg.
Nashville, Tennessee

WARRANTY DEED

BOOK 4459 PAGE 97

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald R. O'Guin, et ux	First Federal Savings & Loan	Map, 136
(NAME)	(NAME)	Par, 207
1006 Forest Avenue	236 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of --$10.00---------- ----------

----------TEN AND 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 hereby acknowledged, including the assumption of the unpaid principal balance of a deed of trust secured to Louis R. Linx, Trustee, and recorded in Book 4360, page 580, Register's Office for Davidson County, Tennessee.

We, Cheryl S. McMurray and husband, Benjamin Ramsey McMurray

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 the 2nd, formerly the 5th Civil District of said county and State, being part of Lot No. 3 on the Plan of the Division of the Estate of John C. Estes, deceased, as of record in Minute Book "J", page 170, County Court for said County, described according to a survey made by George W. Watkins, Surveyor, May 25, 1959, as follows:

Beginning in the center of Bell Lane, formerly Old Smiths Spring Road, north 87° west 596.5 feet from the northwest corner of the property conveyed to Cecil E. Waggoner, by deed from Amanda E. Coe, of record in Book 2901, page 23, Register's Office for said County; thence south 6° 10' west 246 feet to the center of Smiths Spring Road; thence with same, northwestwardly 81.5 feet; thence north 2° 40' east 216.7 feet to the center of Bell Lane; thence with the same, south 87° east 193.5 feet to the beginning.

Being property conveyed to Cheryl S. McMurray and husband, Benjamin Ramsey McMurray by deed from L. T. Stevens and wife, Ruth E. Stevens, of record in Book 4387, page 107, Register's Office for Davidson County, Tennessee.

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

Donald R. O'Guin
Affiant

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

Barbara R. Williams
Notary Public

This is [ ] unimproved [ ] improved property, known as 2624 Smith Springs Road, 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
(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 S. McMurray
Cheryl S. McMurray

X Benjamin Ramsey McMurray
Benjamin Ramsey McMurray

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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,* Cheryl S. McMurray and husband, Benjamin Ramsey McMurray *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 Nasnville *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 _____

NOV 13 70 CONV *9,300.00
NOV 13 70 S TAX A* 24.18
NOV 13 70 REC FEE A* .50
NOV 13 70 MTGDEED A* 3.00 * 27.68

WARRANTY DEED

FROM
Cheryl S. McMurray, et ux

TO
Donald R. O'Guin, et ux

A 96269

IDENTIF. REFERENCE

Nov 13 1 05 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 256-2650
NASHVILLE, TENNESSEE