Instrument prepared by
J. WILLIAM RUTHERFORD.

WARRANTY DEED

BOOK 4459 PAGE 101

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald R. O'Guin, et ux (NAME)	First Federal Savings (NAME)	Map. 136
1006 Forest Avenue (STREET ADDRESS OR ROUTE NUMBER)	236 Union Street (STREET ADDRESS)	Par. 0
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	PW

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, 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:

Land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Division of the estate of John C. Estes, deceased, of record in Minute Book "J", page 170, County Court for said County, described according to a survey made by George W. Watkins Surveyor, July 28, 1958, as follows:
Beginning in the center of the new part of Smith Springs Road at a point 480 feet west of the northwest corner of the property conveyed to Buren Mack Bruce and wife, by deed from L. T. Stevens and wife, of record in Book 2856, page 347, Register's Office for said County; thence with said road westerly 80 feet; thence south 25° 00' west 353.5 feet; thence south 87° east 91 feet to a point 543 feet west of the southwest corner of the Bruce property; thence north 24° 20' east 314.5 feet to the beginning.
Being the property conveyed to L. T. Stevens by deed from James A. Allen and wife, Myrtle Allen, of record in Book 2882, page 621, Register's Office for Davidson County, Tennessee.

FILED FOR RECORD
NOV 30 1970
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,800.00

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 2615 Smith Springs Road, Nashville (House Number) (Street) P. O. Address: (City or Town)

Easement for water rights

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
L. T. Stevens

X Ruth E. Stevens
Ruth E. Stevens

BOOK 4459 PAGE 102

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*

Commission expires .....

NOV 13 70 CONV 10,800.00
NOV 13 70 S TAX A* 28.08
NOV 13 70 RECFEE A* .50
NOV 13 70 MTGFEE A* 3.00 * 31.58

WARRANTY DEED

FROM
L. T. Stevens, et ux

TO
Donald R. O'Guin, et ux

A 9 6 2 7 1

IDENTIF. REFERENCE

Nov 13 1 06 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