This instrument prepared by
[illegible] Attorney At Law

WARRANTY DEED

BOOK 4459 PAGE 117

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald R. O'Guin, et ux	The Bank & Trust Bldg. Nashville, Tennessee	Map 136
(NAME)	(NAME)	
1006 Forest Avenue	SAME	Par. 45
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(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 paid by Donald R. O'Guin and wife, Regenia O'Guin, and other good and valauble 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:

Land in the Second, formerly the Fifty, 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 Geo. W. Watkins, Surveyor, July 28, 1958, as follows:

Beginning in the center line of New Smith Springs Road at an iron pin being located 480 feet southeasterly from the northwesterly corner of the property conveyed to L. T. Stevens, by deed from Amanda E. Coe, a widow, of record in Book 2799, page 379, Register's Office for said County; thence S. 16° 35' west 181 feet to an iron pin; thence S 87° east 90 feet to an iron pin; thence N 14° 00' east 165 feet to an iron pin in the center line of said Road; thence with the center line of the same, westerly 80 feet to the beginning.

Being the same property conveyed to L. T. Stevens by deed from James A. Allen and wife, MyrtleAllen of record in Book 2863, page 61, 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

Affiant Donald R O'Guin

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

Notary Public Barbara R. Williams

This is { } unimproved { } improved property, known as 2639 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 L. T. Stevens
L. T. Stevens

x Ruth E Stevens
Ruth E. Stevens

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Thelma R. Williams *a Notary Public Name*
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 *9,300.00
NOV 13 70 S TAX A* 24.18
NOV 13 70 PR FEE A* .50
NOV 13 70 W DEED A* 3.00 * 27.68

WARRANTY DEED

FROM
L. T. Stevens, et ux

TO
Donald R. O'Guin, et ux

A 96279

IDENTIF. REFERENCE

Nov 13 1 12 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