This instrument prepared by
[illegible] At Law

WARRANTY DEED.

BOOK 4459 PAGE 121

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: Bank & Trust Bldg.	MAP PARCEL NUMBERS
Donald R. O'Guin, et ux	Nashville, Tennessee	Map. 136
(NAME)	(NAME)	Par. 47
1006 Forest Avenue	SAME	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
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.

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 Districe of said County and State, being part of the 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, dated July 28, 1958, as follows:

Beginning in the center of the new part of Smith Springs Road at a point which is the northeast 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, said point being the northwest corner of the property herein conveyed; thence with the center of said road, eastwardly 80 feet, thence south 9° 25' west 136.3 feet to a point; thence north 87° west 136.3 feet to a point; thence north 87° west 85 feet to a point which is the southeast corner of said Bruce Property; thence north 11° 20' east 149.1 feet to the point of beginning.

Being the same property conveyed to L. T. Stevens by deed from James A. Allen and wife, Myrtle Allen of record in Book 2801, page 111, 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 $ 2,000.00

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 2647 Smith Springs Road, 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, 1970, 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 1459 PAGE 122

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 *2,000.00
NOV 13 70 S TAX A* 5.20
NOV 13 70 PW FEE A* .50
NOV 13 70 W DEED A* 3.00 * 8.70

WARRANTY DEED

FROM

L. T. Stevens, et ux

TO

Donald R. O'Guin, et ux

A 96281

IDENTIF. REFERENCE

Nov 13 1 13 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