WARRANTY DEED

Prepared by J. WILLIAM RUTHERFORD, Attorney At Law

BOOK 4459 PAGE 125

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Donald R. O'Guin, et ux	306 Nashville Bank & Trust Bldg	Map. 136
(NAME) 1006 Forest Avenue	Nashville, Tennessee SAME	Par. 48
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		Pd
(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 consideration, 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 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, dated July 28, 1958, as follows:

Beginning in the center of the new part of Smith Springs Road at a point 80 feet east of 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 7° 15' west 122.4 feet to a point; thence north 87° west 85 feet to a point which is 85 feet east of the southeast corner of said Bruce property, thence north 9° 25' east 136.3 feet to the point of beginning.

Being part of the same property conveyed to L. T. Stevens by deed from James A. Allen and wife, Myrtle Allen of record in Book 2801, page 99, 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 $ 5,300.00

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)

Notary Public

This is { unimproved ( ) / improved ( ) } property, known as 2651 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, 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

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	*5,300.00				
NOV 13 70	S'TAX		A*	13.78		
NOV 13 70	PR'FEE		A*	.50		
NOV 13 70	W'DEED		A*	3.00	*	17.28

WARRANTY DEED

FROM

L. T. Steven, et ux

TO

Donald R. O'Guin, et ux

A 96283

IDENTIF. REFERENCE

Nov 13 1 15 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