FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF May 1973

Notary Public

MY COMMISSION EXPIRES: Nov 13, 1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stanley H. Sidicane, Attorney, Box 413, Nashville, Tennessee 37202.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Carson (NAME)	United American Savings & Loan Association (NAME)	Map. 136
2655 Smith Springs Road (STREET ADDRESS OR ROUTE NUMBER)	1009 Donelson Street (STREET ADDRESS)	Par. 49
Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP)	Old Hickory, Tenn. 37138 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Donald R. O'Guin and wife, Regenia O'Guin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip Carson, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the second, formerly fifth, 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 160' 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 299.5' to a point; thence south 2°45' west 73' to a point; thence north 87° west 305.6' to a point which is 170' east of the southeast corner of said Bruce property; thence north 7°15' east 122.4' to the point of beginning.

Being the same property conveyed to Donald R. O'Guin and wife, Regenia O'Guin by deed from L. T. Stevens and wife, Ruth E. Stevens, of record in Book 4459, page 129, Register's Office for Davidson County, Tennessee.

Included in the above description but expressly excluded from this conveyance is the property sold by L.T. Stevens, et ux, to J. Percy Priest Dam & Reservoir of record in Book 3888, page 34, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2655 Smith Springs Road, Nashville, Tennessee 37217
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever: and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7 day of May, 1973.

X Donald R. O'Guin
Donald R. O'Guin

X Regenia O'Guin
Regenia O'Guin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Cecil B Williams, a Notary Public in and for said County and State, the within named Donald R. O'Guin and wife, Regenia O'Guin,

the 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 Nash., Tennessee, this 7 day of May 1973.

Commission expires Nov 13, 1976

Cecil B Williams
Notary Public

CIL B. WILLIAMS NOTARY PUBLIC DAVIDSON CO.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Donald R. O'Guin and wife,

Regenia O'Guin

TO

Phillip Carson, unmarried

C 12296

IDENTIF. REFERENCE

JUN 22 11 37 AM '73

FELIX Z. A. LSUA JR REGISTER
DAVIDSON COUNTY, TENN.

JUN 22 73	CONV	14,500.00			
JUN 22 73	S'TAX		A*	37.70	
JUN 22 73	PR'FEE		A*	.50	
JUN 22 73	W'DEED		A*	4.00	* 42.20

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.