FORM NO. WD-1

BOOK 4721 PAGE 302

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF March, 1973

Notary Public

MY COMMISSION EXPIRES: Dec. 13, 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stanley H. Sulkowski, Atty. - Box 413 - Front
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard H. Horn (NAME)	United American Savings & Loan (NAME)	Map 83-5
1023 Seymour Ave. (STREET ADDRESS OR ROUTE NUMBER)	1006 Forrest Avenue (STREET ADDRESS)	Par.-438
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37206 (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 Richard H. Horn and wife, Mary Katherine Horn,

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:

Being part of Lot No. 6 on the Plan of John Hobson's Addition as of record in Book "L" page 363, Circuit Court of said County, described as follows:

Beginning in the center of Seymour Avenue, at the southeast corner of the property conveyed to Charles Allen Tanksley by deed from Henry A. Stevens and wife, of record in Book 1417, page 41, Register's Office for said County; thence with the northerly margin of Said Avenue eastwardly 62 1/2 feet to a point; thence northwardly 164.5 feet to a point; thence westwardly 62 1/2 feet to a point; thence southwardly 164.5 feet to the point of beginning.

Being the same property conveyed to Donald R. O'Guin and wife, Regenia O'Guin, by deed from Cheryldean Stevens Morgan McMurray and husband, Benjamin McMurray, III, of record in Book 4452, page 465, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1023 Seymour Avenue Nashville, Tennessee 37206
(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 1 day of April, 1973

Donald R. O'Guin Sr. Regenia O'Guin

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STATE OF TENNESSEE
Davidson County

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 Nashville, Tennessee, this 3 day of March 1973

Commission expires Nov 13, 1976 Cecil B Williams
Notary Public

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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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
Richard H. Horn and wife,
Mary Katherine Horn

C 12297

IDENTIF. REFERENCE

JUN 22 11 38 AM '73

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUN22'73	CONV	18,000.00			
JUN22'73	S'TAX		A*	46.80	
JUN22'73	PR'FEE		A*	.50	
JUN22'73	W'DEED		A*	4.00	* 51.30

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.