BOOK 4721 PAGE 980

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF March, 1973

Notary Public

MY COMMISSION EXPIRES: Mar 13, 1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stanley H. Sidicane, Attorney Box 413, Nashville, Tenn. 37202
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred Baker, Jr (NAME)	same (NAME)	72-6
1204 McGavock Pk. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	351
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(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 Fred Baker, Jr. and wife, Ruby Cleo Baker

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 Lot #1 on the Map of Keller's Subdivision of the Maxey Homeplace of record in Book 421, Page 86, Register's Office for said County.

Said Lot #1 fronts 86 feet on the southerly side of Maxey Avenue or Lane and runs back between lines 228 feet on the easterly line and 229 feet on the westerly line to a dead line in the rear on which it measures 106.3 feet

Being the same property conveyed to Donald R. O'Guin and wife, Regenia O'Guin by deed from Leslie T. Stevens and wife Ruth Stevens of record in Book 4452, Page 445, Register's Office for Davidson County, Tennessee

This is unimproved ( ) improved (XX) property, known as 1204 McGavock Pike, Nashville, Tennessee
(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 hand s this 22nd day of February, 1973

Donald R. O'Guin Regenia O'Guin

Donald R. O'Guin Regenia O'Guin

BOOK 4721 PAGE 981

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, 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 22nd day of February 22 19 73

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 (his oath / their several oaths) acknowledged (himself / themselves) 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

FRED BAKER, JR. and wife

RUBY CLEO BAKER

C I 2 5 8 9

IDENTIF. REFERENCE

JUN 25 1 43 PM '73

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

JUN25	CONV	18,976.45				
JUN25	S'TAX		A*	49.40		
JUN25	PR'FEE		A*	.50		
JUN25	W'DEED		A*	4.00	*	53.90