FORM NO. WD-1

BOOK 4747 PAGE 939

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,381.70

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August Sept 1973.

Notary Public

MY COMMISSION EXPIRES: Dep Register

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Wm. Weems II (NAME) Lebanon Rd Hermitage, Tenn (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: mail to	MAP-PARCEL NUMBERS
Larry J. Lafferty (NAME)	United American Savings & Loan (NAME)	
1025 Seymour (STREET ADDRESS OR ROUTE NUMBER)	1009 Donelson Ave, (STREET ADDRESS)	83-5
Nashville, Tenn (CITY) (STATE) (P. O. ZIP)	Old Hickory, Tenn (CITY) (STATE) (ZIP)	439 pt

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 Larry J. Lafferty

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, of record in Book "L", page 363, Circuit Court for Davidson County, Tennessee, described according to a copy of a survey made by T. R. Sanford, Surveyor, June 26, 1956, as follows:

Beginning at a point in the center line of Seymour Avenue, 137 1/2 feet east of the southeast corner of the property conveyed to Charles Allen Tanksley, by deed of record in Book 1417, page 41, Register's Office for said County; thence North parallel with said Tanksley's east line, 164.5 feet to a point; thence east parallel to the center line of said Avenue 62 1/2 feet to a point; thence South, parallel to said Tanksley's east line, 164.5 feet to a point in the center line of said Avenue; thence west, with the center line of the same, 62 1/2 feet to the 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, as of record in Book 4452, page 449, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a deed of trust to W. E. Weems,II of record in Book , page , said Register's Office, and also that the escrow account in connection with the aforesaid deed of trust and the hazard insurance policy on the subject property is hereby transferred and assigned to the said Grantee.

unimproved
This is improved (X) property, known as 1027 Seymour Avenue, 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 28th day of August, 1973

Donald R. O'Guin

Regenia O'Guin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Thomas Leonard Sigler, 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 28th day of August 19 73.

Commission expires 8/16/77

Jay Olen Knight
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) (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

Larry J. Lafferty

C 2 4 5 7 3

IDENTIF. REFERENCE

SEP 19 4 22 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 19 73	CONV	14,834.90			
SEP 19 73	S'TAX		A*	38.48	
SEP 19 73	PR'FEE		A*	.50	
SEP 19 73	W'DEED		A*	4.00	* 42.98

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.