This Instrument was prepared by H. Stanley Allen, Jr., 21st Floor, L & C Tower, Nashville, Tennessee 37219

WARRANTY DEED

127.48 RECORDING COSTS 1ST

(CORPORATE FORM) BOOK 4790 PAGE 68 Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald R. O'Guin, et ux	same	
(NAME)	(NAME)	
1006 Forrest Avenue		51-8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	57 PM
Nashville, Tenn. 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of

TEN AND NO/100----------($10.00)---------- *Dollars,* cash paid by Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by Grantees of the unpaid principal balance of a note in the original amount of $12,500.00 to Security Federal Savings and Loan Association, secured by Deed of Trust in Book 4671, page 112, R.O.D.C., Tennessee, payable as specified therein. (It also being understood and agreed between the parties that Webb Home Builders, Inc. will remain primarily responsible for paying the second mortgage as shown in Book 4671, page 116, R.O.D.C., pursuant to the terms of Warranty Deed of record in Book 4762, page 298, R.O.D.C.)

UNITED AMERICAN SAVINGS AND LOAN ASSOCIATION, INC., a Tennessee corporation *has bargained and sold, and does hereby transfer and convey unto the said*

DONALD R. O'GUIN and wife, CATHERINE R. O'GUIN, their *(successors), heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:,*

Being Lot No. 6 of Block "1" on the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 60 feet on the southerly side of Emmitt Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to United American Savings and Loan Association, Inc., by Deed from Webb Home Builders, Inc., of record in Book 4762, page 298, Registers Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $47,277.15

Subscribed and sworn to before me, this the 19TH day of February, 19 74

Affiant

My commission expires: 3/29/75 (Affix Seal)

Notary Public

H. STANLEY ALLEN, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved ( ) property, known as ..... (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, Catherine R. O'Guin, their

(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered., except for 1974 Metro taxes, and as above mentioned.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Donald R. O'Guin and wife, Catherine R. O'Guin, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness hand this 19TH *day of* February, 19 74 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

UNITED AMERICAN SAVINGS AND LOAN ASSOCIATION INC.

T. W. Franklin

Chairman of the Board of Directors

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4790 PAGE 69

Before me, H. STANLEY ALLEN, JR., a Notary Public of the State and County aforesaid, personally appeared K. W. Franklin, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Chairman of the Board of Directors of the United American Savings & Loan Association, Inc., the within named bargainor, a corporation, and that he as such Chairman of the Board of Directors being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Chairman of the Board of Directors.

Witness my hand and seal, at office in Nashville, Tennessee this 19th day of February, 1974.

H. Stanley Allen
Notary Public

Commission expires 3/29/75

H. STANLEY ALLEN, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FEB21 CONV 47,277.15
FEB21 STAX A* 122.98
FEB21 PRFEE A* .50
FEB21 WDEED A* 4.00 * 127.48

C 42772

IDENTIF. REFERENCE

FEB 21 10 30 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
UNITED AMERICAN SAVINGS AND LOAN ASSOCIATION, INC.

TO
DONALD R. O'GUIN, ET UX

Attorneys TITLE COMPANY
STAHLMAN BUILDING