BOOK 4815 PAGE 706 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,780

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF February, 19 74

Notary Public

MY COMMISSION EXPIRES 10/20/77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilson N. West, Attorney, 21st Floor, L & C Tower, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald R. O'Guin, et ux (NAME)	same (NAME)	81-7-182
1006 Forrest Avenue (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	81-7-180
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	same (CITY) (STATE) (ZIP)	81-7-181

Mail

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, United American Savings and Loan Association, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald R. O'Guin and wife, Catherine Regenia O'Guin

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:

TRACT NO. I: Being Lot No. 32 on the Map of George Shields' 2nd Addition to North Nashville, as of record in Book 57, page 146, Register's Office for said County.

Said Lot No. 32 fronts 50 feet on the southerly side of St. Louis Avenue and runs back between parallel lines 150 feet to an alley.

TRACT NO. II: Being Lot No. 33 and parts of Lots Nos. 34 and 35 on the Plan of George Shields' 2nd Addition to North Nashville, as of record in Book 57, page 146, Register's Office for said County, described together according to a survey made by Hickerson Miller, Engineers, as follows:

Beginning at the southwest corner of St. Louis Avenue and 18th Avenue, North formerly Salem Street, as widened; thence with the southerly margin of St. Louis Avenue, westwardly 83.4 feet to the corner of Lots Nos. 32 and 33; thence with the line between said two lots, southwardly 143.7 feet to the northerly margin of an alley; thence with said alley, eastwardly 152.2 feet to the westerly margin of 18th Avenue, North, as widened; thence with said Avenue northwardly 154.7 feet to the beginning.

Being the same property conveyed to United American Savings and Loan Association, Inc, by deed from Donald R. O'Guin and wife, Catherine Regenia O'Guin, of record in Book 4751, page 579, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as St. Louis Avenue, Nashville, Tennessee 37208
(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 my hand this 19th day of February, 19 74

J. W. Franklin

(Chairman of Board, United American Savings and Loan

* except by easement for sewer line, if any, and easement cut and fill slope along west margin of 18th Avenue North, by decree of record in Minute Book 47, page 352, of the 2nd Circuit Court, and taxes for the year 1973, subject to which this conveyance is executed.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

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

Witness my hand and official seal at office at Nashville, Tennessee on this the 19th day of February, 19 74.

My commission expires 10/26/77

Jimmie D. Ruskin
Notary Public

WARRANTY DEED

FROM

United American Savings and Loan Association, Inc.

TO

Donald R. O'Guin, et ux

C 5 4 4 7 4

IDENTIF. REFERENCE

MAY 15 3 21 PM '74

REGISTER
DAVIDSON COUNTY, TENN.

MAY 15	CONV	32,780.00	
MAY 15	S'TAX	A*	85.28
MAY 15	PR'FEE	A*	.50
MAY 15	W'DEED	A*	4.00
		*	89.78

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.