This instrument prepared by Robert L. Jackson, Atty., American Trust Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 4867 PAGE 841

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Donald R. O'Guin, et ux (NAME)	First Federal Savings & Loan (NAME)	6 DA-9285
217 DeSota Drive (STREET ADDRESS OR ROUTE NUMBER)	236 4th Ave., N. (STREET ADDRESS)	Map 119-2
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 31
		no

FOR AND IN CONSIDERATION of the sum of

---------- Ten ($10.00) and no/100---------- *Dollars,*

cash in hand paid, and Grantees agreement to assume and pay as due a first mortgage with First Federal Savings and Loan in the approximate amount of $4,600.00 payable $81.00 a month, and assume and pay as due a second mortgage with Home Federal Savings and Loan in the approximate amount of $3,500 payable $53.96 a month, and other good and valuable consideration,

We James L. Hibbett and wife, Mary H. Hibbett,

have this day bargained and sold, and do hereby transfer and convey unto the said

Donald R. O'Guin and wife, Catherine Regenia O'Guin, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the south part of Lot No. 42 on the Plan of Mertie Milwee Property, as of record in Book 2331, page 117, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 79 feet on the controlled access right-of-way and extends back 140 ft., more or less, on the east line, and 116 ft., more or less, on the west line to a dead line and measures 75 ft.

Being the same property conveyed to James L. Hibbett and wife, Mary H. Hibbett, by deed from Proctor and Hibbett Construction Company, Inc., of record in Book 4565, page 442, Register's Office for said county.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 9,600.00

Subscribed and sworn to before me, this the 1st day of November 19 74

Affiant

My commission expires:

(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 217 DeSoto Avenue, Nashville, Tennessee
(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 Regenia O'Guin, their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as shown.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Donald R. O'Guin and wife, Catherine Regenia O'Guin, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 1st *day of* November, 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Donald R. O'Guin

Catherine Regenia O'Guin

James L. Hibbett

Mary H. Hibbett

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James L. Hibbett and wife, Mary H. Hibbett

the within named bargainors, 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 1st day of November, 1974.

Frank N. Webb
Notary Public

Commission expires 10-5-76

FRANK N. WEBB * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

NOV 13	CONV	*9,600.00			
NOV 13	S'TAX		A*	24.96	
NOV 13	PR'FEE		A*	.50	
NOV 13	W'DEED		A*	4.00	* 29.46

WARRANTY DEED

FROM James L. Hibbett, et ux

TO Donald R. O'Guin, et ux

C 78019

IDENTIF. REFERENCE

Nov 13 1 45 PM '74

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

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631

NASHVILLE, TENNESSEE 37238