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

WARRANTY DEED

BOOK 4867 PAGE 843

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald R. O'Guin, et ux	United American S & L	Map 61-14
(NAME) 3814 Hilltop Drive	(NAME) 1009 Donelson Ave.	Par 98
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Old Hickory, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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 first mortgage held by United American Savings and Loan in the approximate amount of $21,000.00

We, Bill F. Overton, and wife, Edith M. Overton

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 Lot No. 13, Baxter Heights on record in Book 2083, page 94, Register's Office, Davidson County, Tennessee, and more particularly described as follows.

Beginning at a point in the southerly margin of Hilltop Avenue, the common corners of Lots 13 and 14; thence in a southerly direction 144.76 ft. to a point; thence in an easterly direction 95 ft. to a point; thence in a northeasterly direction 67.68 ft. to a point; thence in a northerly direction 85.3 ft. to a point in the southerly margin of Hilltop Avenue; thence in a westerly direction along the southerly margin of Hilltop Avenue 133.28 ft. to the point of beginning.

Being the same property conveyed to Bill F. Overton by deed from Dorothy G. Reed Kaszyski, and husband, Mike Kaszyski, of record in Book 4778, page 584, Register's Office for said county.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,700.00

Subscribed and sworn to before me, this the 13th day of November 19 74

Affiant

My commission expires: (Affix Seal)

Notary Public

J. H. Head Dep Register

This is unimproved ( ) improved (X) property, known as 3814 Hilltop Drive, Nashville, Tenn.
(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 so stated.

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 15th 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

Bill F. Overton

Edith M. Overton

BOOK 4867 PAGE 844

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bill F. Overton and wife, Edith M. Overton

the within named 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 1st day of November, 19 74.

Virginia Sloan Notary Public

Commission expires May 1, 1976

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 74 CONV 22,700.00
NOV 13 74 S'TAX A* 59.02
NOV 13 74 PR'FEE A* .50
NOV 13 74 W'DEED A* 4.00 * 63.52

WARRANTY DEED

FROM
Bill F. Overton, et ux

TO
Donald R. O'Guin, et ux

C 78020

IDENTIF. REFERENCE

Nov 13 1 45 PM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238