FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF Dec., 19 74

Notary Public

MY COMMISSION EXPIRES: June 7

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilson N. West, Atty., 21st Floor, L & C Tower, Nashville, Tn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Ray O'Guin, Sr./et ux	United Mortgage Servicing Corporation	150-19920
(NAME)	(NAME)	
1006 Forrest Avenue	3200 Pacific Avenue	MAP 61-15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37206	Virginia Beach, Va.	PAR 137
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Larry Pennington and wife, Jacqueline Pennington

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald Ray O'Guin, Sr. 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:

Being Lot No. 75 of Block "D" on the Map of the Resubdivision of Sunnymeade, as of record in Book 974, pages 57 and 58, Register's Office for Said County.

Said Lot No. 75 fronts 50 feet on the northerly side of Sunnymeade Avenue and extends back between parallel lines 140 feet to the southerly line of Lot no. 11 in said subdivision, measuring 50 feet thereon.

Being the same property conveyed to Larry Pennington and wife, Jacqueline Pennington, of record in Book 4190, page 598, Register's Office for Davidson County, Tennessee.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $12,000.00. Affiant Donald O'Guin

Subscribed and sworn to before me this 4th day of Dec 1974

Deputy Register

unimproved ( )
This is improved (X) property, known as 1219 Sunnymeade 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 4 day of December, 19 74

Larry Pennington

Jacqueline Pennington

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, B. L. [illegible], a Notary Public in and for said County and State, the within named Larry Pennington and wife, Jacqueline Pennington

the 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 4 day of December, 1974

Commission expires June 28, 1978

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 (his oath / their several oaths) acknowledged (himself / themselves) 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
Larry Pennington
Jacqueline Pennington

TO
Donald Roy O'Guin, Sr.
Catherine Regenia O'Guin

C 80462

IDENTIF. REFERENCE

DEC 4 3 56 PM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC-4-74	CONV	12,000.00		
DEC-4-74 S'TAX			A* 31.20	
DEC-4-74 PR'FEE			A* .50	
DEC-4-74	W'DEED		A* 4.00	* 35.70