ADDRESS NEW OWNER:
Donald R. O'Guin
112 Rolling Mill Road
Old Hickory, Tennessee 37138

THIS INSTRUMENT WAS PREPARED BY:
WILKINS & ADAMS, ATTORNEYS
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

SEND TAX BILLS:
United American Savings & Loan
Association, Inc.
3601 Nolensville Road
Nashville, Tennessee

27W 19276
Map 83-5
Par 438

BOOK 4891 PAGE 608

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 3rd day of March, 1973, Don O'Guin was named Trustee by a Deed of Trust of even date executed by Richard H. Horn and wife, Mary Katherine Horn, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust was executed to secure the payment of Sixteen Thousand Three Hundred Seventy Eight and 08/100 ($16,378.08), principal and interest at 7 1/2% per annum on the unpaid balance, said Deed of Trust is recorded in Book 4721, page 304, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, I, John V. Adams, was appointed Substitute Trustee under the said Deed of Trust by instrument recorded in Book 4854, page 118, in the Register's Office for Davidson County, Tennessee; I, John V. Adams, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed, advertised the said real estate as required by law and by the terms of said Deed by giving twenty-one (21) days notice by three (3) successive publications, namely: October 1, October 8, and October 15, 1974, in The Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed.

PURSUANT to said advertisement on October 24, 1974 at 11:05 A.M. at the South door of the Courthouse in Davidson County, Tennessee, I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities, as provided in said Deed, at which time United American Savings & Loan Association, Inc., 3601 Nolensville Road, Nashville, Tennessee, submitted the highest and best bid in the amount of $17,470.09; and

WHEREAS, by Assignment of Bid dated January 23, 1975, attached hereto and made part hereof by such reference thereto, United American Savings and Loan Association, Inc. did assign its bid to Donald R. O'Guin and wife, Regenia O'Guin, 112 Rolling Mill Road, Old Hickory, Tennessee, 37138;

NOW THEREFORE, in consideration of the premises, I, John V. Adams, Substitute Trustee, do hereby sell, transfer and convey to Donald R. O'Guin and wife, Regenia O'Guin, 112 Rolling Mill Road, Old Hickory, Tennessee 37138, their successors in fee simple, and in bar of all equities above mentioned, the following described real estate, to-wit:

> LAND in Davidson County, Tennessee, being part of Lot No. 6 on the Plan of John Hobson's Addition as of record in Book "L" page 363, Circuit Court of said County, described as follows:
>
> BEGINNING in the center of Seymour Avenue, at the southeast corner of the property conveyed to Charles Allen Tanksley by deed from Henry A. Stevens and wife, of record in Book 1417, page 41, Register's Office for said County; thence with the northerly margin of said Avenue eastwardly 62 1/2 feet to a point; thence northwardly 164.5 feet to a point; thence westwardly 62 1/2 feet to a point; thence southwardly 164.5 feet to the point of beginning.
>
> BEING the same property conveyed to Richard M. Horn and wife, Mary Katherine Horn by deed from Donald R. O'Guin and wife, Regenia O'Guin of record in Book 4721, page 302, Register's Office for Davidson County, Tennessee.

I, John V. Adams, Substitute Trustee, convey to Donald R. O'Guin and wife, Regenia O'Guin, 112 Rolling Mill Road, Old Hickory, Tennessee, 37138, all the rights conveyed to me as said Substitute Trustee in said Deed, including such covenants and warranties, as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise, under the power vested in me under said Deed hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, this 14th day of February 1975.

C88558 T IDENTIF. REFERENCE FEB 24 3 30 PM '75 REGISTER DAVIDSON COUNTY, TENN.

John V. Adams, Substitute Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John V. Adams, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of February 1975.

Notary Public

My Commission Expires: 2-5-77

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $17,364.32.

Affiant

Subscribed and sworn to before me, this the 14th day of February, 1975.

Notary Public

My Commission Expires: 2-5-77

[illegible]	CONV	17,364.32			
[illegible]STAX			A*	45.24	
[illegible]FEE			A*	.50	
[illegible]	WDEED		A*	6.00	* 51.74

ASSIGNMENT OF BID

WHEREAS, the United American Savings & Loan Association, Inc., a Tennessee Corporation, was the highest and best bidder at the foreclosure sale of that certain deed of trust of record in Book 4721, page 304, Register's Office for Davidson County, Tennessee, said sale having been had on October 24, 1974; and

WHEREAS, the United American Savings & Loan Association, Inc. has been offered $ 17,364.32 by Donald R. O'Guin and wife, Regenia O'Guin, for its rights under said bid; and

WHEREAS, the United American Savings & Loan Association, Inc. is willing to accept said offer.

NOW THEREFORE, the United American Savings & Loan Association, Inc. for and in consideration of $ 17,364.32, does hereby assign its said bid to Donald R. O'Guin and wife, Regenia O'Guin.

IN WITNESS WHEREOF, the said United American Savings & Loan Association, Inc. has caused this instrument to be executed in its name by JAMES L. HIBBITT, its PRESIDENT, all by authority of its Board of DIRECTORS, this 19th day of February, 1975.

UNITED AMERICAN SAVINGS & LOAN ASSOCIATION, INC.

BY: James L. Hibbitt
Pres.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared JAMES L. HIBBITT with whom I am personally acquainted and who upon his oath acknowledged himself to be the PRESIDENT of United American Savings & Loan Association, Inc., the within named bargainor, a Corporation, and that he as such PRESIDENT being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by the said JAMES L. HIBBITT as such PRESIDENT.

Witness my hand and official seal at office at Nashville, Tennessee, on this 19th day of February, 1975.

W. F. Williamson
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 2-5-77