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 $ 4,000

Donald R. O'Guin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May, 1975

Barbara F. Richardson
Notary Public

MY COMMISSION EXPIRES: 9-29-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILSON N. WEST, ATTORNEY, 21st Fl., L & C Tower, Nash. Tn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claude Mooneyhan, Jr. et ux (NAME)	SAME (NAME)	Map - 83-5
1029 W. Eastland Ave. (STREET ADDRESS OR ROUTE NUMBER)	1027 Chicamauga Avenue (STREET ADDRESS)	Par - 98
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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, Donald R. O'Guin and wife, Regenia O'Guin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claude Mooneyhan, Jr. and wife Margaret E. Mooneyhan

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. 18 of Block "E" Eastwood, a Plan of which is of record in Book 332, page 63, Register's Office for said County.

Said Lot No. 18 fronts 50 feet on the northerly side of West Eastland Avenue formerly Jackson Avenue, and extends back between parallel lines 150 feet, more or less to an alley.

Being the same property conveyed to Donald R. O'Guin and wife, Regenia O'Guin by deed from L. T. Stevens and wife, Ruth E. Stevens of record in Book 4452, page 485, Register's Office for Davidson County, Tennessee.

This is { unimproved ( ) improved ( ) } property, known as 1029 West Eastland 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 hands this day of May 19 75

Donald R. O'Guin
DONALD R. O'GUIN

Regenia O'Guin
REGENIA O'GUIN

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Barbara J. Robertson, a Notary Public in and for said County and State, the within named Donald R. O'Guin and wife, Regenia O'Guin

the bargainor, 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 2nd day of May 19 75

Commission expires 9-19-77

Barbara J. Robertson
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 DONALD R. O'GUIN ET UX

TO CLAUDE MOONEYHAN, JR. ET UX

C 97087

IDENTIF. REFERENCE

MAY 6 11 38 AM '75

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY-6m	CONV	*4,000.00		
MAY-6m	S'TAX		A* 10.40	
MAY-6m	PR'FEE		A* .50	
MAY-6m	W'DEED		A* 4.00	* 14.90