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 $ 25,967.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF June, 1975.

Notary Public

MY COMMISSION EXPIRES: Aug. 27, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

H. STANLEY ALLEN, JR., ATTY, 21st Fl., L & C Tower, Nash. Tn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry W. Pennington et ux (NAME)	Fidelity Federal Sav. & Loan (NAME)	Map 61-14
3814 Hilltop Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union St. (STREET ADDRESS)	Par 98
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Catherine Regenia O'Guin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry W. Pennington and wife Jacqueline H. Pennington

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:

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 144.73 ft. to a point; thence in an easterly direction 95 ft. to a point; thence in a northeasterly direction 67.68 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 133.26 ft. to the point of beginning.

Being the same property conveyed to Donald R. O'Guin et ux by deed from Bill F. Overton et ux, of record in Book 4867, page 843, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3814 Hilltop Drive Nashville, Tennessee 37216
(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 6th day of June, 19 75

Donald R. O'Guin

Catherine Regenia O'Guin

Catherine Regenia O'Guin

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STATE OF TENNESSEE
Davidson County

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, Catherine Regenia O'Guin

the 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 6 day of June 1975

Commission expires 9-19-77

Barbara J. Robertson
Notary Public

BARBARA J. ROBERTSON NOTARY PUBLIC DAVIDSON COUNTY

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

560054-5

WARRANTY DEED

FROM
DONALD R. O'GUIN ET UX
Catherine Regenia O'Guin

TO
LARRY W. PENNINGTON ET UX
Facquelline H. Pennington

D01866

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

IDENTIF. REFERENCE

JUN 9 3 25 PM '75

FELIX WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN-9-75	CONV	25,967.00			
JUN-9-75	S TAX		A*	67.60	
JUN-9-75	PR FEE		A*	.50	
JUN-9-75	WDEED		A*	4.00	* 72.10

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.