ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	FIRST FEDERAL SAVINGS & LOAN (NAME)	
	UNION AT FOURTH	75-8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	108 pw
(CITY) (STATE) (ZIP CODE)	NASHVILLE, TENNESSEE 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00)----------
----------DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged; we

AUG 12 75	CONV	45,000.00			
AUG 12 75	S'TAX		A*	117.00	
AUG 12 75	PRTFEE		A*	.50	
AUG 12 75	W'DEED		A*	4.00	* 121.50

Don O'Guin and wife, Regina O'Guin

have bargained and sold, and by these presents do transfer and convey unto the said James G. O'Guin and wife, Judy K. O'Guin

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 465, Tulip Grove, Section 8, as of record in Plan Book 4660, page 56, Register's Office for Davidson County, Tennessee.

Said Lot fronts 99.77 feet on the northeasterly margin of Frankfort Drive and extends back 204.54 feet on the southeasterly line and 198.98 feet on the northwesterly line to a line on the rear on which it measures 82.71 feet.

Being the same property conveyed to Don O'Guin and wife, Regina O'Guin, by deed of record in Book 4922, page 689, Register's Office for said County.

This conveyance is made subject to restrictive covenants, easements and setback lines of record, and taxes for 1975, applicable to said property.

unimproved ( )
This is improved (x) property, known as 627 Frankfort Drive
(House Number) (Street)
Hermitage, Tennessee 37076
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 12th day of August, 19 75.

Don O'Guin Regina O'Guin

Don O'Guin Regina O'Guin

BOOK 4941 PAGE 79

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, V. L. Baldyga, a Notary Public in and for said County and State, the within named Don O'Guin and wife, Regina 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 12th day of August, 1975.

My commission expires 8-1-77 Notary Public V. L. Baldyga

V. L. BALDYGA NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $45,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

James G. O'Guin

Sworn to and subscribed before me this 12th day of August, 1975.

My commission expires 8-1-77 Notary Public V. L. Baldyga

V. L. BALDYGA NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by: *This instrument prepared by*	
Name	Address
STEPHENSON AND LACKEY	First Federal Building, Nashville, Tennessee 37219

WARRANTY DEED

FROM DON O'OGUIN AND WIFE, REGINA O'GUIN

TO JAMES G. O'GUIN AND WIFE, JUDY K. O'GUIN

D10878

IDENTIF. REFERENCE

AUG 12 3 06 PM '75

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219