BOOK 4948 PAGE 888

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,179.10

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF September, 1975.

Notary Public

MY COMMISSION EXPIRES: May 29, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

H. Stanley Allen, Jr., 21st Floor, L & C Tower, Nashville, Tn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mutual Insurance Company of Tennessee (NAME)	Security Federal Savings & Loan (NAME)	57 - 8
130 Emmitt Avenue (STREET ADDRESS OR ROUTE NUMBER)	501 Union Street (STREET ADDRESS)	57
Madison, Tennessee 37115 (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, Catherine Regenia O'Guin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mutual Insurance Company of Tennessee

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. 6 of Block "1" on the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 60 feet on the southerly side of Emmitt Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Donald R. O'Guin, et ux by deed from United American Savings & Loan Association, Inc. of record in Book_____, page_____, Register's Office, Davidson County, Tennessee.

Grantee agrees to assume the balance ($10,618.54) of a mortgage to Security Federal Savings & Loan Association of record in Book 4671, page 112, RODC, Tennessee.

Grantee further agrees to assume the balance ($30,000.00) of a mortgage to Commerce Union Bank of record in Book 4478, page 842 RODC, Tennessee.

unimproved (X)
This is improved (X) property, known as 130 Emmitt Avenue, Madison, Tennessee 37115
(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 4th day of September, 1975

X Donald R. O'Guin

X Catherine Regenia O'Guin

STATE OF TENNESSEE
Davidson County

BOOK 4948 PAGE 889

Personally appeared before me, C. M. Floyd, 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 4th day of September 19 75.

Commission expires May 29, 1977

C. M. Floyd
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
Mutual Insurance Co. of Tennessee

D 14610

IDENT'F. REFERENCE

SEP 8 12 00 PM '75

FELIX [illegible] JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP-8 75	CONV	48,179.10			
SEP-8 75	S'TAX		A*	125.32	
SEP-8 75	PR'FEE		A*	.50	
SEP-8 75	W'DEED		A*	4.00	* 129.82