BOOK 4958 PAGE 234

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 1975.

Notary Public

MY COMMISSION EXPIRES: July 1, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Peggy Akin, 905 Gallatin Road, Madison, Tennessee 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Heairl Allen, etux	New Owners	64-2-57
(NAME)	(NAME)	
112 Gaile Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tenn. 37138		
(CITY) (STATE) (P. O. ZIP)	(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, Sr., and wife, Catherine Regenia O'Guin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Heairl Allen and wife, Margaret Allen

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. 231 on the Plan of Brandywine Farms, Section 13, as of record in Book 4660, page 71, Register's Office for said County.

Said Lot No. 231 fronts 130 feet on the southerly side of Rising Sun Lane, and extends back 229.30 feet on the westerly line and 281.67 feet on the easterly line, to a broken line in the rear on which it measures 161.54 feet.

Being part of the same property conveyed to Donald R. O'Guin, Sr., and wife, Catherine Regenia O'Guin, by deed from J. R. Coarsey, Trustee, of record in Book 4800, page 46, said Register's Office.

The property taxes for the year 1975 have been prorated and assumed by the grantees.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4800, page 96, Register's Office for said County.

This is unimproved (X) improved ( ) property, known as Lot # 231, Rising Sun Lane, Old Hickory, Tenn. 37138
(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 hand s this 1st day of October, 1975

Donald R. O'Guin, Sr. Catherine Regenia O'Guin

DONALD R. O'GUIN, SR. CATHERINE REGENIA O'GUIN

STATE OF TENNESSEE
Davidson County

BOOK 4958 PAGE 235

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

the bargainors, 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 Madison, Tennessee, this 1st day of October, 19 75

Commission expires July 1, 1979

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, SR. AND WIFE,

CATHERINE REGENIA O'GUIN

TO

JAMES HEAIRL ALLEN AND WIFE,

MARGARET ALLEN

D 18353

IDENTIF. REFERENCE

OCT 3 10 10 AM '75

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT-3 75	CONV	12,000.00			
OCT-3 75	S'TAX		A*	31.20	
OCT-3 75	PR'FEE		A*	.50	
OCT-3 75	W'DEED		A*	4.00	* 35.70