ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: BOOK 4982 PAGE 796	MAP-PARCEL NUMBERS:
Donald R. O'Guin, Sr., et ux (NAME)	Mortgage Associates, Inc. (NAME)	
112 Rolling Mill Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	83-6-382
Old Hickory, Tn. (CITY) (STATE) (ZIP CODE)	Atlanta, Ga. 30328 (CITY) (STATE) (ZIP CODE)	27W-14785-BR

WARRANTY DEED

For and in consideration of the sum of $10.00----------

----------TEN AND NO/100---------- DOLLARS

Cash paid by Donald R. O'Guin, Sr. and wife, Catherine Regena O'Guin, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said grantees of a note secured by a deed of trust of record in Book 4778, page 784, Register's Office for Davidson County, Tennessee.

We, Michael Wilson and wife, Teresa F. Wilson,

have bargained and sold, and by these presents do transfer and convey unto the said Donald R. O'Guin, Sr. and wife, Catherine Regena 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 the east 20.5 feet of Lot No. 8 and the west 19.5 feet of Lot No. 7 on the Plan of McEwen Place, of record in Book 332, page 133, Register's Office for said County.

Said parts of said lots adjoin and front together 40 feet on the south side of Eastland Avenue and run back 137.6 feet on the east line and 138 feet on the west line to an alley in the rear measuring 40 feet thereon.

Being the same property conveyed to Michael Wilson and wife, Teresa F. Wilson by deed from Robert B. Beck and wife, Martha Lu Beck, of record in Book 4778, page 782, said Register's Office.

unimproved ( )
This is improved (XX property, known as 1920 Eastland Avenue (House Number) (Street)
Nashville, Tn. 37206 (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 19th day of December, 19 75.

X Michael Wilson — Michael Wilson

X Teresa F. Wilson — Teresa F. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

4982 PAGE 797

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Wilson and wife, Teresa F. Wilson,

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, this 22nd day of December, 19 75.

My commission expires 8/14/76 Notary Public

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 $ 14,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Donald R. O'Guin, Sr.

Sworn to and subscribed before me
this 22nd day of December, 19 75.

My commission expires 8/14/76 Notary Public

This instrument was prepared by:

Name	Address
DOBSON & JOHNSON, INC.	
P. O. Box 1767	
311 Plus Park Boulevard	
NASHVILLE, TENNESSEE 37217	

DEC 24 75 CONV 14,000.00
DEC 24 75 S'TAX B* 36.40
DEC 24 75 TRFEE B* .50
DEC 24 75 W'DEED B* 4.00 * 40.90

WARRANTY DEED

FROM Michael Wilson, et ux

TO Donald R. O'Guin, Sr., et ux
Catherine Regenia O'Guin

D 29760

IDENTIFICATION

DEC 24 11 49 AM 75

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

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