This instrument prepared by
Raymond H. Darrow
Attorney at Law
501 Union Street Nashville, Tenn.

WARRANTY DEED

BOOK 4992 PAGE 891

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald R. O'Guin, Sr.	The Tomas & Nettleton Co.	
(NAME)	(NAME)	83-11
613 Skyview Drive	3200 Pacific Avenue	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11
Nashville, Tennessee	Virginia Beach, Virginia 23451	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty-eight Thousand Three Hundred Seventy-three and 31/100----------($28,373.31)---------- Dollars, of which $8,000.00 has been paid in cash by Donald R. O'Guin, Sr. and wife Catherine Regenia O'Guin, the receipt of which is hereby acknowledged, and for the remainder the said Donald R. O'Guin, Sr. and wife, Catherine Regenia O'Guin have assumed and agreed to pay the unpaid balance of $20,373.31 of an indebtedness in the original amount of $21,400.00, secured by deed of trust of record in book 4448, page 51, Register's Office, Davidson County, Tennessee,

we, Bill C. Hughes and wife Barbara E. Hughes

have this day bargained and sold, and do hereby transfer and convey unto the said Donald R. O'Guin, Sr., and wife, Catherine Regenia O'Guin, their

heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 118 on the map of Rolling Acres, as of record in book 1130, page 34, Register's Office for said County.

Said Lot No. 118 fronts 110.6 feet on the easterly side of Sky View Drive and runs back between lines 162 feet on the north line and 178.4 feet on the south line to a dead line, measuring 41 feet thereon.

Being the same property conveyed to Bill C. Hughes and wife, Barbara C. Hughes, by deed from Thomas S. Kent and wife, of record in book 4448, page 49, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,373.31

Subscribed and sworn to before me, this the 30th day of January, 1976

Affiant Donald R. O'Guin, Sr.

My commission expires: My Comtdission Expires Feb. 19, 1979 (Affix Seal)

Notary Public Raymond H. Darrow

This is improved { } unimproved property, known as 613 Skyview Drive (House Number) (Street) Nashville (P. O. Address:) Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Donald R. O'Guin, Sr., and wife, Catherine Regenia O'Guin, their heirs and assigns forever. we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. Deed of Trust of Record in book 4448, page 51

we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Donald R. O'Guin, Sr., and wife, Catherine Regenia O'Guin, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 30th day of January, 19 76, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bill C. Hughes

Barbara E. Hughes

BOOK 4992 PAGE 892

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H. Darrow, a Notary Public in and for said County and State, Bill C. Hughes and wife, Barbara C. Hughes

the within named 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 21 day of January, 1976.

Raymond H Darrow Notary Public

My Commission Expires Feb. 19, 1979

NOTARY PUBLIC • RAYMOND H. DARROW • DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that ....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in ....., this .....day of ....., 19.....

.....Notary Public

Commission expires .....

JAN30'76 CONV 28,373.31
JAN30'76 S'TAX B* 73.84
JAN30'76 PR'FEE B* .50
JAN30'76 W'DEED B* 4.00 * 78.34

WARRANTY DEED

FROM
Bill C. Hughes and wife

TO
Donald R. O'Guin, Sr. and wife

D 34222

IDENTIF. REFERENCE

JAN 30 11 32 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238