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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 1976

Notary Public

MY COMMISSION EXPIRES: January 2, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Wilson N. West, Attorney, 21st Floor L & C Tower, Nashville, Tenn. 37219

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Roy O'Guin, et ux	Same	95-1
(NAME)	(NAME)	
2204 Lebanon Road		135
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Donelson, Tenn. 37214		Pcl
(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, Gerald B. Sterling and wife, Mary Sterling,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald Roy O'Guin and wife, Regenia O'Guin,

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 the 3rd Civil District of Davidson County, Tennessee, described as follows:

Beginning at a concrete monument on the northerly side of the Lebanon Road at the southwest corner of Lot No. 4 on the Plan of Four Acres Subdivision, of record in Book 2330, page 17, Register's Office for Davidson County, Tennessee; thence along the west line of said Lot, north 34° 38' west 413.5 feet to a monument at the northwest corner of said lot; thence south 75°05' west 592 to a point in the easterly boundary line of Rutledge Smith property, of record in Book 611, page 99, said Register's Office; thence along the easterly boundary of said property as follows: South 37° 30' east 87 feet; south 62° east 200 feet to a fence post; thence south 31° east 354 feet, more or less, to the northerly margin of the Lebanon Pike; thence along the margin of said pike in an easterly direction, 507 feet, more or less, to the point of beginning.

Being the same property conveyed to Irma Lucille Sterling by deed from Tom F. Jones and wife, Ruth J. Jones, of record in Book 2994, page 433, said Register's Office. The said Irma Lucille Sterling having since died and devised said property to Gerald B. Sterling of record in Will Book 112, page 724, Probate Court Clerk's Office for Davidson County, Tennessee.

The above conveyance is subject to the following restrictions:
1. Title to that portion of the premises for the widening of Lebanon Pike as set out by instrument of record in Book 2704, page 341, Register's Office for Davidson County, Tennessee.
2. Agreement between Metropolitan Government and Irma Lucille Sterling et vir, of record in Book 4694, page 56, Register's Office for Davidson County, Tenn.

This is unimproved (x) improved ( ) property, known as 2204 Lebanon Road, Donelson, Tennessee 37214
(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 16 day of July 76, 19 76

Gerald B. Sterling

Mary Sterling

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jean Claran, a Notary Public in and for said County and State, the within named Gerald B. Sterling and wife, Mary Sterling,

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 16th day of July 1976.

Commission expires January 21 1979

Jean Claran
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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 Gerald B. Sterling and wife, Mary Sterling

TO Donald Roy O'Guin and wife, Regenia O'Guin

D 59032

IDENTIF. REFERENCE

JUL 19 2 55 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

1st Amer.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

JUL 19 76	CONV	90,000.00		
JUL 19 76	CONV	72,000.00		
JUL 19 76	S'TAX		B* 421.20	
JUL 19 76	PR'FEE		B* .50	
JUL 19 76	W'DEED		B* 4.00	* 425.70