This instrument was prepared by Wm. C. Koscinski, Attorney at Law
320 Gallatin Road, Madison, Tennessee.

BOOK 5125 PAGE 144

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Harry E. Margrave et ux | SAME | Map 64-2 |
| (NAME) | (NAME) | |
| 102 Kennett Road | | Parcel 56 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Old Hickory, Tenn. 37138 | | 4D27480 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and No/100----------

----------($10.00)----------*Dollars,*

cash in hand paid by the said grantees hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, James G. O'Guin and wife, Judy O'Guin, hereinafter called the grantors

*have this day bargained and sold, and do hereby transfer and convey unto* ~~XXXXX~~ Harry E. Margrave and wife, Katherine H. Margrave, herein called the grantees, their

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

Land in Davidson County, Tennessee, being Lot No. 230, on the Plan of Brandywine Farms, Section 13, of record in Book 4660, page 71, Register's Office for Davidson County, Tennessee.

Lot No. 230 fronts 130 feet on the southerly side of Rising Sun Lane, and runs back 297.26 feet on its westerly line, and 299.30 feet on its easterly line, to a line in the rear measuring 149.87 feet.

Being the same property conveyed to James G. O'Guin and wife, Judy O'Guin, by deed from J. R. Coarsey, Trustee, of record in Book 4795, page 681, said Register's Office.

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This conveyance is made subject to restrictive covenants of record in book 3816, page 544; as amended in book 3843, page 951, and book 3886, page 720; and made applicable to subject property by instrument of record in book 4765, page 625; setback lines, easements and other limitations as shown on recorded plan of record in Book 4660, page 71; said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ -0-

Subscribed and sworn to before me, this the 15th day of March 1977

Affiant

My commission expires: 5-5-79 (Affix Seal)

Notary Public

NOTARY PUBLIC STATE AT LARGE TENNESSEE

This is unimproved (X) improved ( ) property, known as Lot 230 (House Number) Rising Sun Lane (Street), Old Hickory (P. O. Address) Tenn. 37138 (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* grantees, their

~~XXXXXXXX~~ *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,* except as stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their

~~XXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 15th *day of* March, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

(James G. O'Guin)

(Judy O'Guin)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5125 PAGE 145

*Personally appeared before me,* the undersigned *, a Notary Public in and for said County and State,* James G. O'Guin and wife, Judy O'Guin

*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* 15th *day of* March, *19* 77

*Commission expires* 5-15-79 James G. Loscuzo *Notary Public*

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* .....

L# 541,0020-0 (Closing Dept.)
RETURN TO HOME FEDERAL

**WARRANTY DEED**

FROM

James G. O'Guin et ux

TO

Harry E. Margrave et ux

D 9 4 0 4 2

IDENTIF. REFERENCE

MAR 16 3 26 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| MAR 16 77 | CONV- | 15,500.00 | | | |
| MAR 16 77 | S'TAX | | B* | 40.30 | |
| MAR 16 77 | PR'FEE | | B* | .50 | |
| MAR 16 77 | W'DEED | | B* | 4.00 | * 44.80 |

Compliments of
**Madison Title Company**
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS