FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

34,950.00 Edward L. O'Guin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February 1978

Notary Public

MY COMMISSION EXPIRES: 6-22-81

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward L. O'Guin (NAME)	First Tennessee Bank, NA (NAME)	4D-43960
808 Clarke Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 474 (STREET ADDRESS)	44-15
Old Hickory, Tennessee 37138 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38104 (CITY) (STATE) (ZIP)	203

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, Sandra Gaines Crowell and husband, Kenneth Wayne Crowell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward L. O'Guin et ux Dottie D. 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:

BEING Lot No. 205 on the Plan of Village of Old Hickory, Section A, of record in Plat Book 1424, page 68, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Sandra Gaines Crowell by deed from Gilbert J. Osterfeld and wife, Ruth J. Osterfeld, of record in Book 5248, page 216, said Register's Office. Kenneth Wayne Crowell herein joins to convey any and all right an interest he may have; especially his marital rights.

This conveyance is subject to restrictions of record in Book 1941, page 136, said Register's Office.

This conveyance is subject to a utility easement, of record in Plat Book 1424, page 68, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (X) property, known as 808 Clarke Street, Old Hickory, Tennessee 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 hands this 21st day of February, 19 78

Kenneth Wayne Crowell: Kenneth Wayne Crowell

Sandra Gaines Crowell: Sandra Gaines Crowell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra Gaines Crowell and husband, Kenneth Wayne Crowell

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 Nashville, Tennessee, this 21st day of February, 19 78

Commission expires 6-28-81

Notary Public

HAROLD REED 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 _____ 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

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WARRANTY DEED

FROM SANDRA GAINES CROWELL

TO EDWARD L. O'GUIN

IDENTIF. REFERENCE

FEB 22 1 52 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB 22 78	CONV	34,950.00		
FEB 22 78	S'TAX		B*	90.74
FEB 22 78	PR'FEE		B*	.50
FEB 22 78	W'DEED		B*	4.00
			*	95.24

Title Escrow Inc
215 [illegible]
311 [illegible]
Nashville, Tenn. 37217
Jule Box #9