FORM NO. WD-1

BOOK 5710 PAGE 248

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,500.00

Catherine J Briggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF January 1981.

C M Fletcher
Notary Public

MY COMMISSION EXPIRES: Sept. 6, 1981
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilson N. West, Attorney, 21st Floor, L&C Tower, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine J. Briggs (NAME)	Lomas & Nettleton (NAME)	48-1
3682 Richbriar Circle (STREET ADDRESS OR ROUTE NUMBER)	Now receiving tax bills (STREET ADDRESS)	Par. 169
Nashville, Tennessee (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, Donald R. O'Guin, Sr. and wife, Catherine Regenia O'Guin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Catherine J. Briggs

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. 301 on the Plan of Section V, Hillbrook, as of record in Book 3700, page 73, Register's Office for said county.

SAID Lot No. 301 fronts 77.29 feet on the easterly side of Richbriar Circle and extends back 165 feet on the northerly line and 156.7 feet on the southerly line, to a dead line in the rear on which it measures 95.2 feet.

Being the same property conveyed to Donald R. O'Guin, Sr. and wife, Catherine Regenia O'Guin of record in Book 4952, Page 665, Register's Office for Davidson County, Tennessee.

Purchaser assumes 1st mortgage of record in Book 4090, Page 372, Register's Office, Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3682 Richbriar Circle, Nashville, Tennessee 37211
(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 hand S this 28 day of January, 1981

Donald R. O'Guin Sr.

Catherine Regenia O'Guin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, C.M. Floyd, a Notary Public in and for said County and State, the within named Donald R. O'Guin, Sr. and wife, Catherine Regenia O'Guin

the bargainor, 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 28 day of January 1981

Commission expires Sept. 6, 1981

C. M. Floyd
Notary Public

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

WARRANTY DEED

FROM

Donald R. O'Guin, Sr. and wife

Catherine Regenia O'Guin

TO

Catherine J. Briggs

G 29204

IDENTIF. REFERENCE

FEB 12 3 05 PM '81

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

9693 02/12 41.60- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			13500.00-	CO
			35.10	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	41.60-
9693A02/12/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G29204

T
IDENTIF. REFERENCE

FEB 12 3 05 PM '81

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 806591