This instrument prepared by: Ballew-Freeman Attorneys, 333 Gallatin Rd. S., Madison, TN 37115

BOOK 6806 PAGE 667

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Charles Michael Williams, et ux (NAME) | same (NAME) | 71-15-238 |
| 1334 Lischey Avenue (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100---------- $10.00---------- *Dollars,* cash in hand paid by the grantees hereinafter named and other good and valuable consideration, receipt of which is hereby acknowledged,

WE, WILLIE LOUISE BHAER O'GUIN AND HUSBAND, BOBBY D. O'GUIN

*have this day bargained and sold, and do hereby transfer and convey unto the said* CHARLES MICHAEL WILLIAMS AND WIFE, JUDY G. WILLIAMS

*the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lots No. 37 and 38 on the plat of the Highland Land Company's Subdivision, as of record in Book 421, page 14, R.O.D.C., Tennessee. Said Lots 37 and 38 front together 50 feet and one-half inch on the westerly side of North Fourth Street, formerly Lischey Avenue and runs back 188 feet and 2 inches on the south line of Lot 37 and 189 feet and five inches on the North line of Lot 38 to an alley, and measures fifty feet on said alley.

Being the same property conveyed to Miss Willie Louise Bhaer by deed from S. M. Taylor and wife, Jessie Taylor of record in Book 936, page 32, Register's Office for Davidson County, Tennessee.

8393 IDENTIFICATION REFERENCE

MAR 18 10 30 AM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*The actual consideration or value whichever is greater, for this transfer is* $ 39,500.00

*Subscribed and sworn to before me this the* 17 *day of* March *19* 86

*My commission expires:* 3-8-89 *(Affix Seal)*

*Affiant*

*Notary Public*

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

*unimproved ( )*
*This is improved (X) property, known as* 1334 Lischey Avenue, Nashville, TN.
*(House Number) (Street) P.O. Address: (City or Town)*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), 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.*

*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 (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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* 17 *day of* March *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Willie Louise Bhaer O'Guin
WILLIE LOUISE BHAER O'GUIN

Bobby D. O'Guin
BOBBY D. O'GUIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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*Personally appeared before me* the undersigned, *a Notary Public in and for said County and State* Willie Louise Bhaer O'Guin and husband Bobby D. O'Guin

*the within named bargainor* s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Madison, *Tennessee, this* 17 *day of* March, *19*86.

*Notary Public*

*Commission expires* 3-8-89

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 (or proved to me on the basis of satisfactory evidence), 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* _____

**WARRANTY DEED**

FROM

WILLIE LOUISE BHAER O'GUIN
& HUSBAND, BOBBY D. O'GUIN

TO

CHARLES MICHAEL WILLIAMS
& WIFE, JUDY G. WILLIAMS

G60094

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

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

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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 |
|---|---|---|---|---|

39500.00- CAMT
102.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 109.20-
41074A03/18/66 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83939

IDENTIF. REFERENCE

MAR 18 10 30 AM 1966

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 228399