FORM NO WD-1

BOOK 7765 PAGE 858

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,000.00

Vera M. Dunaway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF January, 19 89

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Donald R. O'Guin, Sr., 2204 Lebanon Road, Nashville, Tenn. 37214

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Vera M. Dunaway	Lomas Mortgage USA LN#02-41-26144	Map 61-15
(NAME) P.O. Box 148148	(NAME) P.O. Box 660722	Par. 137
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37214	(STREET ADDRESS) Dallas, Texas 75266-0722	
(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 Roy 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 Vera M. Dunaway

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. 75 on Block "D" on the Map of the Resubdivision of Sunnymeade, as of record in Book 974, pages 57 and 58, Register's Office for said County.

Said Lot No. 75 fronts 50 feet on the northerly side of Sunnymeade Avenue and extends back between parallel lines 140 feet to the southerly line of Lot No. 11 is said subdivision, measuring 50 feet thereon.

Being the same property conveyed to Donald R. O'Guin, Sr. and wife, Catherine Regenia O'Guin from Larry Pennington and wife Jacqueline Pennington, of record in Book 4873, Page 4, Register's Office for Davidson County, Tennessee.

Being the same property subject to an agreement between Donald Roy O'Guin, Sr. and wife Catherine Regenia O'Guin and Ronald Douglas Huddleston and wife Teresa Ann Huddleston, of record in Book 5152, Page 409, Register's Office for Davidson County, Tennessee.

Being the same property assigned from Ronald Douglas Huddleston and wife Teresa Ann Huddleston to Charles E. Dunaway and wife, Vera M. Dunaway, of Record In Book 5152, page 412, Register's Office For Davidson Co., Tenn.

Being the same property in which Charles E. Dunaway, Ouiteclaimed all his interest in the above described agreement and assignment to Vera M Dunaway, of Record in Book 6405, page 149, Register's Office for Davidson County, Tennessee.

*This conveyance is subject to all the conditions of the above described agreement, assignment, quitclaim deed and unpaid mortgage of $12,507.71.

This is unimproved ( ) improved (X) property, known as 1219 Sunnymeade Drive, Nashville, Tenn. 37216
(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 31st day of January, 19 89

Donald R O'Guin Sr

Catherine Regenia O'Guin

* The unpaid mortgage of $12,507.71 is due and payable to AMC Mortgage Company, Inc., 1101 Falcon Ridge Lane, Palm Harbor, Florida 33565

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STATE OF TENNESSEE
Davidson County

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

the bargainors, 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 Nashville, Tennessee, this 31st day of January, 19 89.

Commission Expires 3/8/89

Roy Stanley
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Donald R. O'Guin, Sr. and wife
Catherine Regenia O'Guin

TO

Vera M. Dunaway

ATTORNEYS TITLE™ A Minnesota Title Company

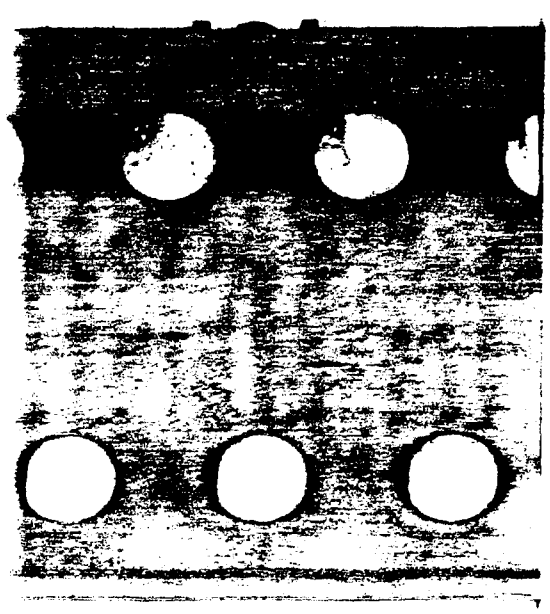
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

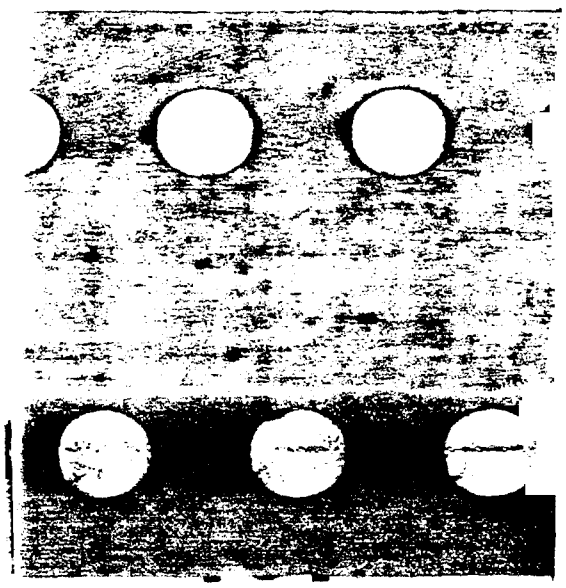
06632

FEB 3 12 10 PM '89

RUSH

4403 02/03 0101 03CHECK 59.30





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 16000.00
CON TX 52.80
PRFEE 0.50
WDEED 6.00
TOTAL 59.30
CHECK 59.30

02/03/89 01 12:12 0001 4403

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 6 6 3 2

IDENTIFICATION REFERENCE

FEB 3 12 10 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 178307