ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
GARY G. O'GUIN and wife, LINDA F. O'GUIN 2344 Granny Wright Lane Hermitage, TN 37076	S A M E	Part of 124-00-0 Parcel 3
This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205		

Mail

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Baltz Brothers, a Tennessee General Partnership (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Gary G. O'Guin and Wife, Linda F. O'Guin, (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, and being more fully described as follows:

Beginning at an existing concrete monument in the westerly line of a tract of land conveyed to Baltz Brothers by Deed recorded in Book 4916, Page 989, R.O.D.C., Tennessee, said monument being the common easterly corners of Lots 59 and 58 of Section One Bridle Path Subdivision as of record in Plat Book 5200, Page 229, R.O.W.C., Tennessee; thence,

1. With a new line severing the Baltz Brothers property S82 degrees 38'10"E, 380.45 feet to an iron pin set, 25± feet from the centerline of an old dirt road; thence,

2. With a line parallel to and 25± feet west of said road S07 degrees 43'17"W, 390.00 feet to an iron pin set; thence,

3. N82 degrees 38'10"W, 327.30 feet to an iron pin set, said pin being the common easterly corner of Lots 57 and 56 of Section One Bridle Path Subdivision; thence,

4. With the easterly line of Lot 57 N17 degrees 32'22"E, 198.11 feet to an iron pin set, said pin being the common easterly corners of Lots 58 and 59; thence,

5. With the easterly line of Lot 58, N16 degrees 21'57"W, 213.01 feet to the point of beginning and containing 126,238 square feet, or 2.898 acres more or less.

Being a portion of Parcel 3 on Davidson County Tax Map 124 and being a portion of the same property conveyed to Baltz Brothers by Deed recorded in Book 4916, Page 989, R.O.D.C., Tennessee.

Being part of the same property conveyed to Baltz Brothers, a General Partnership, by Quitclaim Deed from C.E. Hooper and wife, Peggy Hooper, of record in Book 4916, Page 989, Register's Office for Davidson County, Tennessee.

Subject to any and all existing restrictions and easements of record.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for this transfer is $12,000.00
]
[
[
[Subscribed and sworn to before me this
[16 day of July, 1990.
[
[
[My Commission Expires 1-9-91
[

Gary G. O'Neal
Affiant

Phyllis Spencer
Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of July, 1990.

BALTZ BROTHERS,
A TENNESSEE GENERAL PARTNERSHIP

BY: Robert L. Baltz, Jr.
GENERAL PARTNER

BY: _____

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Before me, Phyllis Spencer, a Notary Public of ~~the~~ State and County aforesaid, personally appeared Robert J. Baltz, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a ~~PARTNER~~ PARTNERSHIP of BAltz Brothers, the within ~~corporation~~, and that he as such PARTNER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the ~~corporation~~ PARTNERSHIP by Robert J. BAltz, Jr. as PARTNER.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of July, 1990.

Phyllis Spencer
Notary Public

My Commission Expires: 1-9-91

PHYLLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

43960

IDENTIFICATION REFERENCE

JUL 25 9 17 AM '90

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

3209 07/25 0101 03CHECK 49.60

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8159 PAGE 624

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 12000.00
CON TX 39.60
PRFEE 1.00
WDEED 9.00
TOTAL 49.60
CHECK 49.60

07/25/90 01 09:18 0001 3109

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43960

IDENTIFICATION REFERENCE

JUL 25 9 17 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 339912