PREPARED BY:
BOMAR, SHOFNER, IRION & RAMBO
104 DEPOT STREET
P. O. BOX 129
SHELBYVILLE, TN 37160

The information in this Deed was provided by the Grantor and/or his agent.

PROPERTY LOCATED:
DAVIDSON COUNTY, TENNESSEE

NAME AND ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

SAME

NAME AND ADDRESS OF PROPERTY OWNER:

MICHAEL B. O'GUIN ET UX

609 CANTON PASS

MADISON, TN 37115

Mail

FOR IDENTIFICATION ONLY
MAP 62, PARCEL 98

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94 JUL 25 AM 10:10

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

74259

FROM: JOSEPH E. REDDEN, a married person

TO: MICHAEL B. O'GUIN and wife, MARTHA L. O'GUIN

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, the receipt of all of which are hereby acknowledged, I, JOSEPH E. REDDEN, a married person, have this day bargained and sold, and do by these presents, transfer and convey unto MICHAEL B. O'GUIN and wife, MARTHA L. O'GUIN, their heirs and assigns, all the right, title and interest I have in a certain tract or parcel of real estate in Davidson County, Tennessee, bounded and described as follows:

Being Lot 15 on the Plan of Neeley's Bend Acres, Section Two Final Plat (Revised) of record in Book 6200, page 864, Register's Office of Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being a portion of the same property conveyed to Joseph E. Redden and wife, Bessie Mai Redden by Deed from John B. Rice, Jr. et ux of record in Book 4182, page 546, Register's Office of Davidson County, Tennessee.

BY WAY OF RECITAL, the said Bessie M. Redden died survived by her husband, Joseph E. Redden, the grantor herein, who became the owner of said property as the survivor of a tenancy by the entirety.

This conveyance is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the above property, and to the zoning regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the above described tract or parcel of real estate unto the said MICHAEL B. O'GUIN and wife, MARTHA L. O'GUIN, their heirs and assigns, forever.

I COVENANT that I am lawfully seized and possessed of said realty; that I have a good and legal right to sell and convey the same; and that it is free and unencumbered.

I FURTHER COVENANT AND BIND myself, my heirs and representatives, to warrant and defend the title thereto to the said MICHAEL B. O'GUIN and wife, MARTHA L. O'GUIN, their heirs and assigns, against the lawful claims and demands of all persons, whomsoever.

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AND I, Gladys Redden, do hereby join in this conveyance for the purpose of transferring and conveying all the right, title, claim and interest I may have in and to said property by virtue of being the spouse of the Grantor.

WITNESS our signatures this 19th day of July, 1994.

Joseph E. Redden

Gladys Redden

0353 07/25 0101 03CHECK 120.00

STATE OF TENNESSEE
COUNTY OF BEDFORD

PERSONALLY appeared before the undersigned, a Notary Public, in and for the State and County aforesaid, JOSEPH E. REDDEN and wife, GLADYS REDDEN, with whom I am personally acquainted (or proved on the basis of satisfactory evidence) and who acknowledged, upon oath, that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 19th day of July, 1994.

Deborah Cox
Notary Public

My Commission Expires: March 10, 1998

DEBORAH COX NOTARY PUBLIC AT LARGE BEDFORD CO., TENN.

FORM FOR OATH

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER, OR VALUE OF THE PROPERTY OR INTEREST IN PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $80,000.00 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY OR INTEREST IN PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Joseph E. Redden
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF July, 1994

Deborah Cox
NOTARY PUBLIC OR REGISTER

My Commission Expires: March 10, 1998

re/dedredjo/dc

DEBORAH COX NOTARY PUBLIC AT LARGE BEDFORD CO., TENN.

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



RECEIVED OF _____

FOR _____

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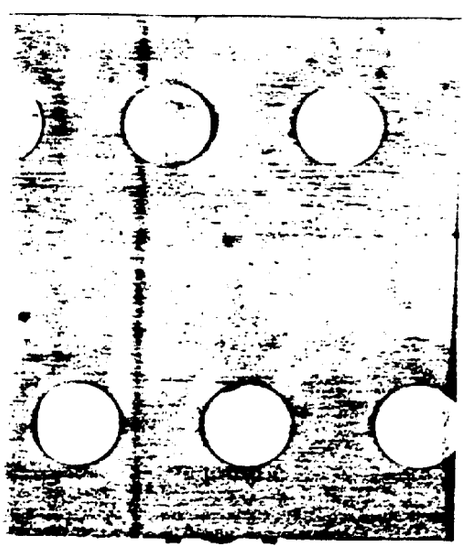
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 8.00
TOTAL 120.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 120.00

07/25/94 01 10:09 0001 0358



71,259
IDENTIFICATION REFERENCE
94 JUL 25 AM 10:10
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 816925