This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to ~~Box 50-B~~

BOOK 9712 PG 598

ADDRESS NEW OWNER:
Godfrey I. Oguno and Eloise V. Wood Oguno
830 Kirkwood Avenue
Nashville, Tennessee 37212

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
Map 118-2
Group
Parcel 109

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Cumberland Valley Girl Scout Council, Inc., (whose corporate name has been changed to Girl Scout Council of Cumberland Valley), hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Godfrey I. Oguno and wife, Eloise V. Wood Oguno, 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:

> Land in Davidson County, Tennessee, being Lot No. 1 as shown on the Plan of Cumberland Valley Girl Scouts Subdivision, of record in Book 8250, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Cumberland Valley Girl Scout, Inc., by deed from Seymour Samuels, Jr. and wife, Essie Wenar Samuels, as of record in Book 3707, page 559. Register's Office for Davidson County, Tennessee.

This is improved property known as 830 Kirkwood Avenue, Nashville, TN 37212.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to Metropolitan Government 1995 taxes, and subsequent years, a lien but not yet due and payable.
2. Subject to all matters shown on the Plan of record in Book 8250, page 76, said Register's Office.
3. Subject to the Sanitary sewer and/or storm drainage easement of record in Book 5309, page 597, said Register's Office.
4. Subject to easement granted to benefit Lot No. 2, of record in Book 8536, page 968, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the

said Godfrey I. Oguno and wife, Eloise V. Wood Oguno, their heirs and assigns, forever; and Cumberland Valley Girl Scout Council, Inc., (whose corporate name has been changed to Gil Scout Council of Cumberland Valley), does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and the said Grantor does further covenant and bind itself, its successors, assigns 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this the 23rd day of June, 1995.

Girl Scout Council of Cumberland Valley

By: Kathy Cloninger, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Kathy Cloninger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President, (or other officer authorized to execute the instrument) of the Girl Scout Council of Cumberland Valley, the within named bargainor, a corporation, and that she as such President, executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by herself as such President.

Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of June, 1995.

5109 06/26 0101 03CHECK 804.50

R. L. MOORE
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: [illegible] 20, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 215,000.00.

Elois V. Wood Og
AFFIANT

Subscribed and sworn to before me
this 23rd day of June, 1995.

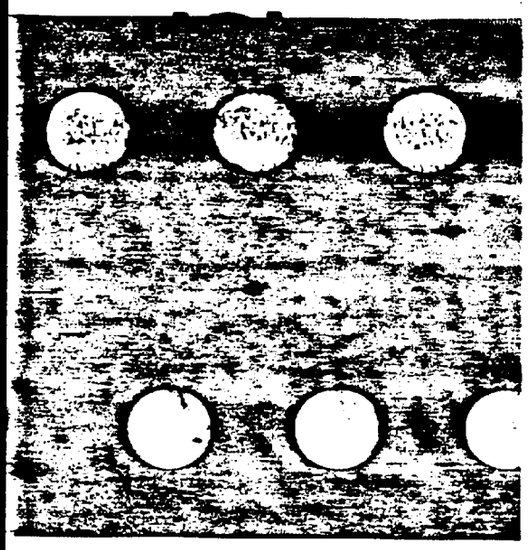
R. L. MOORE
NOTARY PUBLIC

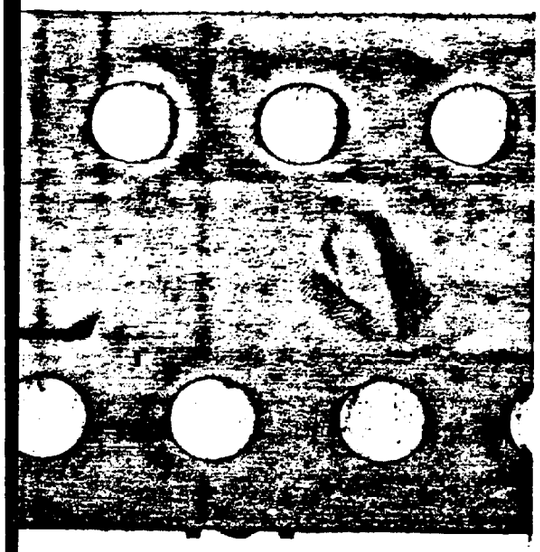
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: [illegible] 20, 1998

PICK-UP
95 JUN 26 PM 3:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE
00735711





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

RECEIVED OF _____

FOR _____

BOOK 9712 PG 600

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
215000.00
CON TX 795.50
PRFEE 1.00
WDEED 8.00
TOTAL 804.50
CHECK 804.50
06/26/95 01 15:53 0001 5109

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0073571
IDENTIF. ↑ REFERENCE

95 JUN 26 PM 3:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 924308