File Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/13/04 16:30 2pgs
Fees:13.00 Taxes:518.00

20040113-0005546

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$140,000.00.**

Affiant

Subscribed and sworn to before me this 6 day of January, 2004.

Notary Public
My Commission Expires: 3-22-06
(Affix Seal)

ANDREW H. MARION NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Oldham Investment Properties, L.L.C.,	SAME	115-02-029.00
10 Lymington Court		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Hyacinth Mimms O'Guin, Trustee U/A/D April 29, 1998 of the O'Guin Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Oldham Investment Properties, L.L.C.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 174 on the plan of Crest Meade, Section III, of record in Book 2331, page 150, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Beginning at a point on the north margin of Mohawk Drive, at the corner of Lots 174 and 175; thence westerly along said Drive, 122.3 feet to a monument; thence around a curve in a northwesterly direction 36.1 feet to a monument in the easterly margin of the Old Davidson Road; thence with the margin of the same, northerly 100.7 feet to the corner of Lots Nos. 173 and 174; thence with the line between said lots, easterly 202.8 feet to a point in the line between Lots 173 and 174; thence southerly with the line between said lots, 196.3 feet to the point of beginning.

Being the same property conveyed to Dennis A. O'Guin and wife, Hyacinth Y. O'Guin, as tenants in common and not as tenants by the entirety by deed from Herbert W. Cooper and wife, Jeanette T. Cooper of record in Book 6065, page 563, dated May 26, 1983, Register's Office for Davidson County, Tennessee. Further conveyed by Quitclaim Deed to Dennis A. O'Guin and wife, Hyacinth Y. O'Guin, as tenants by the entirety, from Dennis A. O'Guin and wife, Hyacinth Y. O'Guin as tenants in common dated August 23, 1990, as of record in Book 8181, page 881, said Register's Office. And further conveyed by Quitclaim Deed to Hyacinth Mimms O'Guin, Trustee U/A/D April 29, 1998 of the O'Guin Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto, from Hyacinth Y. O'Guin, Individually, on April 29, 1998, of record in Book 10912, page 219, Register's Office for Davidson County, Tennessee. The said Hyacinth Y. O'Guin having since died on August 9, 2002, leaving Gary Lynn Mimms as Successor Trustee according to The Hyacinth Mimms O'Guin Revocable Living Trust Agreement dated April 29, 1998.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 2331, page 150, Register's Office Davidson County, Tennessee.

This is improved property known as: **701 Mohawk Drive, Nashville, TN 37205**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 6, 2004.

The Hyacinth Mimms O'Guin Revocable Living Trust

BY: _____ Successor Trustee
Gary Lynn Mimms, Successor Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

On this 6th day of December, 2003, before me, appeared Gary Lynn Mimms, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Successor Trustee of The Hyacinth Mimms O'Guin Revocable Living Trust and that the seal affixed to said instrument is the corporate seal of said trust, and that said instrument was signed and sealed in behalf of said trust by authority of its Trust Agreement and said Gary Lynn Mimms acknowledged said instrument to be the free act and deed of said trust.

WITNESS my hand and seal at office the day and year above written.

_____

NOTARY PUBLIC

My Commission Expires:

_____

ANDREW W. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.