29110082

Cumberland Title
13026 Lebanon Road, Ste 100
Mt. Juliet, Tennessee 37122

This instrument prepared by:

David C. Risner
Attorney at Law
P.O. Box 594
Kingston Springs, TN 37082
(615) 952-2345

Davidson County DEEDWARR
Recvd: 11/19/09 08:09 4 pgs
Fees:23.00 Taxes:2442.00
20091119-0106341

WARRANTY DEED

New Owner and Address:	**Send Tax Bills to:**	**Map No: 095-02-0**
Samuel Stan, et ux. 2204 Lebanon Pike Nashville, Tennessee 37214	SAME	**Parcel No: 135.00**

****

STATE OF TENNESSEE)
)ss:
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Six Hundred Sixty Thousand Dollars and no cents ($660,000.00), and such other mutual promises of value.

Donald R. O'Guin
Affiant

Sworn to and subscribed before me on this
16th day of November, 2009.

Tracey Trumphour
Notary ~~Public~~

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

My commission expires: 9.2.2013

****

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no cents ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we , DONALD ROY O'GUIN, and wife, REGENIA O'GUIN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SAMUEL STAN, and

wife, RODICA STAN, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, decribed as follows, to wit:

Land in the 3rd Civil District of Davidson County, Tennessee, described as follows:

Beginning at a concrete monument on the northerly side of the Lebanon Road at the southwest corner of Lot No. 4 on the Plan of Four Acres Subdivision, of record in Book 2330, page 17, Register's Office for Davidson County, Tennessee; thence along the west line of said Lot, north 34° 38' west 413.5 feet to a monument at the northwest corner of said lot; thence south 75° 05' west 592 to a point in the easterly boundary line of Rutledge Smith property, of record in Book 611, page 99, said Register's Office; thence along the easterly boundary of said property as follows: South 37° 30' east 87 feet; south 62° east 200 feet to a fence post; thence south 31° east 354 feet, more or less, to the northerly margin of the Lebanon Pike; thence along the margin of said pike in an easterly direction, 507 feet, more or less, to the point of beginning.

Being the same property conveyed to Donald Roy O'Guin and wife, Regenia O'Guin from Gerald B. Sterling and wife, Mary Sterling by deed of record in Record Book 5047, page 251, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions , setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

This is improved real property known as 2204 Lebanon Pike, Nashville, Tennessee 37214.

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 16th day of November, 2009.

Donald Roy O'Guin

DONALD ROY O'GUIN

Regenia O'Guin

REGENIA O'GUIN

ACKNOWLEDGMENT

STATE OF TENNESSEE)
)ss:
COUNTY OF ~~DAVIDSON~~ Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, DONALD ROY O'GUIN , and wife, REGENIA O'GUIN, the within named bargainor(s), 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 contained therein.

Sworn to and subscribed before me on this 16th day of November, 2009.

Tracey Trumphour
Notary Public

My commission expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Certificate of Authenticity

I, Tracey Trumphour, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

State of Tennessee
County of Wilson

Personally appeared before me, Kimie Perry, a notary public for this county and state, Tracey Trumphour who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires:
6-5-12

Kimie Perry, Notary Public

