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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Edward L. Niebruegge et al (NAME)	Roberts Realtors (NAME)	105-4
220 Engel Drive (STREET ADDRESS OR ROUTE NUMBER)	Stahlman Building (STREET ADDRESS)	261
Goodlettsville, Tenn. (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00----------
TEN AND NO/100---------- DOLLARS
Cash in hand paid by the Grantees herein; and the assumption and agreement to pay the following: (1) balance of a note dated j-21-64 payable to Home Federal Savings & Loan Association secured by a deed of trust of record in Book 3714, page 313, R.O.D.C.,(2) balance of a note dated 9-28-77 executed by Lyndal Roberts and wife, Margaret Roberts in the original amount of $69,877.38 and secured by a deed of trust of record in Book 5207, page 110,(3) note in the original principal amount of $145,000.00 secured by a vendor's lien in Book 5231, page 276, and (4) note dated May 2, 1979 in the original principal amount of $3,000.00 secured by a deed of trust in Book 5430, page 430, all in the Register's Office for Davidson County, Tennessee,

I, MARY ZIMMERMAN, Trustee with full power to mortgage, sell, or otherwise convey,

have bargained and sold, and by these presents do transfer and convey unto the said EDWARD L. NIEBRUEGGE, and wife, SHERRY L. NIEBRUEGGE, BRYANT E. LANDIS and wife, HESTER C. LANDIS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts of Lots No. 16 and 17 in the Subdivision of the Old Fair Ground Property, a plan of which is of record in Book 21, page 116, Register's Office for Davidson County, Tennessee, and being Lot 34 in Rain's Subdivision, plan, not of record, described as follows:

Beginning on the easterly margin of East Hill Street at a point 95 feet northerly from the northerly margin of North Hill Street, at the corner of Lots 34 and 35; thence with the easterly margin of said East Hill Street, northerly 66.4 feet to an alley; thence with the southerly margin of said alley, easterly 191.3 feet to the westerly margin of an alley; thence with said last named alley, southerly 65.85 feet to the corner of said Lots 34 and 35; thence westwardly with the line between said lots 182.86 feet to the beginning.

Being the same property conveyed to Mary Zimmerman, Trustee with full power by deed from Paul F. Durham and wife, Nadine H. Durham of record in Book 5430, page 426, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 1216 Lewis Street (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 11th day of May, 19 79.

Mary Zimmerman
Mary Zimmerman, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Sandra L. Ploucher, a Notary Public in and for said County and State, the within named Mary Zimmerman, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of May, 19 79.

My commission expires April 18, 1982 Notary Public Sandra L. Ploucher

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

Witness my hand and seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 153,627.76
This is equal to or greater than the property would bring at a fair and voluntary sale.

Edward L. Niebruegge

Sworn to and subscribed before me
this 11th day of May, 19 79.

My commission expires April 18, 1982 Notary Public Sandra L. Ploucher

This instrument was prepared by:

Name	Address
Briley, Richards & Wrenne, Attys.	344 4th Ave. North, Nashville, Tenn.

G-254855 SP
2465 WARRANTY DEED - CHECK
FROM Mary Zimmerman, Trustee
TO Edward L. Niebruegge et al

F-29117

IDENTIF. REFERENCE

MAY 14 10 51 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILE: PIONEER TITLE

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

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

153627.76- CO
399.36 CO TX
.50 PRFEE
4.00 WDEED
CHECK 403.86-
2489A05/14/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-29117

IDENTIF. REFERENCE

MAY 14 10 51 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 683636