BOOK 5639 PAGE 130

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$61,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 1980

Notary Public

MY COMMISSION EXPIRES: 8/16/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Independent Title Company, Suite 1704 - 17th Floor, One Commerce Place, Nashville, Tn. 37239
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Werner R. & Elfriede Muggler (NAME)	VNB Mortgage Corporation (NAME)	150-1
5909 New Hope Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 26388 (STREET ADDRESS)	Par. 352
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	Richmond, Virginia 23275 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James H. Cozart, Jr. and Kaye L. Cozart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Werner R. Muggler and wife, Elfriede Muggler, as tenants by the entireties

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:

BEING Lot No. 19 on the Plan of Edge-O-Lake, Section 18, as of record in Book 4675, page 84, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to James H. Cozart, Jr. and wife, Kaye L. Cozart by deed from Colonial Homes, a partnership, of record in Book 4897, page 783, Register's Office for Davidson County, Tennessee. The said parties have since been divorced.

For and in consideration of Ten Dollars ($10.00) cash in hand, the receipt of which is hereby acknowledged, and other good and valuable consideration, grantees herein jointly and severally assume and covenant to perform all the terms and conditions of one certain trust dated3/18/75 and filed for record 3/20/75, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4897, page 785, and note of even date thereby secured, in the original principal amount of $36,750.00 payable to Home Federal Savings & Loan Association (assigned to VNB) which debt the grantees assume and agree to pay as part payment of the purchase price. The grantee further hereby assumes the obligations of James H. Cozart and wife, Kaye L. Cozart under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. Escrow account and insurance to be transferred to Grantees.

THIS conveyance subject to Restrictive Covenants of record in Book 4797, page 410, said Register's Office and such easements and setback lines of record in Book 4675, page 84, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 587 Moss Landing (House Number) (Street) Nashville, Tn. (P. O. Address) 37217 (City or Town) (Postal Zip)

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 29th day of July, 19 80

James H. Cozart, Jr. X Kaye L. Cozart

STATE OF TENNESSEE
Davidson County

BOOK 5639 PAGE 131

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Cozart, Jr. and Kaye L. Cozart

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of July 1980

Commission expires 10/18/81

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

James H. Cozart, Jr. and

Kaye L. Cozart

TO

Werner R. Muggler and wife,

Elfriede Muggler

G 0 3 1 7 9

IDENTIF. REFERENCE

AUG 19 10 55 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

ITC
INDEPENDENT TITLE COMPANY
Suite 1704 - 17th Floor
One Commerce Place
Nashville, Tn. 37239
(615) 242-9612

6624 03/13 165.10- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5639 PAGE 132

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
			61000.00- CO	
			158.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 165.10-	
6624A	08/19/80	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

GO 31-79

IDENTIF. REFERENCE

AUG 19 10 55 AM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 774673