is instrument prepared by:
seph B. Pitt, Jr., Attorney
rst American Center
shville, Tennessee 37238

WARRANTY DEED

BOOK 5853 PAGE 168

ADDRESS NEW OWNER (S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP PARCEL NUMBERS
Werner R. Muggler and wife, Elfriede Muggler	Bailey Mortgage Company	150-1-319
542 Owendale Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1389 (STREET ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Jackson, MS 39205 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------($10.00)---------- *Dollars,*
cash in hand paid by Werner R. Muggler and wife, Elfriede Muggler and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Werner R. Muggler and wife, Elfriede Muggler have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $33,900.00, secured by deed of trust of record in Book 5125, page 791, Register's Office for Davidson County, Tennessee,

I, M. Elisabeth Jones, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Werner R. Muggler and wife, Elfriede Muggler *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Edge-O-Lake Estates, Section 18, of record in Book 4675, page 84, Register's Office for said County.

Said Lot No. 49 fronts 80 feet on the easterly side of Owendale Drive and extends back between lines 152.41 feet on the northerly line and 154.55 feet on the southerly line to a dead line measuring 80.03 feet thereon.

Being the same property conveyed to M. Elisabeth Jones by deed from Charles E. Cressell and wife, Karen L. Cressell, of record in Book 5370, page 467, Register's Office for said County.

This conveyance is subject to the plan of record in Book 4675, page 84, Register's Office for said County, which shows an Owner's Certificate, 30-foot building setback line from Owendale Drive and a 10-foot easement for public utilities and drainage; and restrictive covenants of record in Book 4797, page 410, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $52,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of February, 19 82

Notary Public Mary E. Smiley

My commission expires: 4/8/84 (Affix Seal)

unimproved ( )
This is improved ( ) property, known as 542 Owendale Drive, Antioch, Tennessee 37013 (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except for 1982 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 16th *day of* February, *19* 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

M. Elisabeth Jones

M. Elisabeth Jones

BOOK 5853 PAGE 169

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* M. Elisabeth Jones, unmarried

the within named 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, *this* 16th *day of* February, *19* 82

Mary Ensey *Notary Public*

Commission expires 4/3/84

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

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

.....*Notary Public*

Commission expires.....

3198

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER 40345
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
M. Elisabeth Jones
TO
Werner R. Muggler and wife,
Elfriede Muggler

G 80196

IDENTIF. REFERENCE

FEB 18 10 02 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5853 PAGE 170

FOR

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
			52[illegible].00- CO	
			135.[illegible] CO TX	
			.50 PRFEE	
			6.00 MGEED	
			CHECK	141.70-
			3198A02/16/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

380196

IDENTIFICATION REFERENCE

FEB 10 10 02 AM '82

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 867707