Address New Owner:
Werner R. Muggler et ux
412 Blue Hills Drive
Nashville, TN 37214

Send Tax Bills:
Same

Map-Parcel No.
3DZ 5345
95-11-149

WARRANTY DEED

BOOK 5860 PAGE 778

THIS INDENTURE, made and entered into this 10th day of March, 1982, by and between THE KROGER CO., a corporation organized and existing under and by virtue of the laws of the State of Ohio, party of the first part, and Werner R. Muggler and Elfriede Muggler, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

> Land in Davidon County, Tennessee, being Lot No. 7 on the plan of Merry Oaks, Section 2, of record in Book 2133, page 8, Register's Office for Davidson County, Tennessee.
>
> SAID Lot fronts 92 feet on the west line of Blue Hills Road and extends back 164.4 feet on the north line and 164 feet on the south line to a dead line in the rear on which it measures 92 feet.
>
> Being the same property conveyed to The Kroger Co. by deed from Horace E. Hamilton, Jr. and wife, Debra L. Hamilton, of record in Book 5860, page 915, of said Register's office.
>
> Subject to liens, covenants, easements, encumbrances, reservations, and restrictions of record and taxes for the year 1982 and all subsequent years.

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 said party of the second part, their heirs and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it but not further or otherwise.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

ATTEST:

Assistant Secretary

THE KROGER CO.

BY: Vice President

BY: Vice President

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared George A. Leonard and Charles L. Thomas, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the Vice Presidents of The Kroger Co., the within named bargainor, a corporation, and that they as such Vice Presidents, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such Vice Presidents.

WITNESS my hand and Official Seal at office this 10th day of March, 1982.

KAY ROUSH
Notary Public, State of Ohio
My Commission Expires Sept. 16, 198-

Notary Public

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $55,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

G62997

IDENTIFICATION
MAR 12 47 PM '82
ROUSH

Affiant

Subscribed and sworn to before me this 10th day of March, 1982.

Notary Public

KAY ROUSH
Notary Public, State of Ohio
My Commission Expires Sept. 16, 198-

This deed prepared by Thomas P. O'Brien, Jr.
Attorney-at-Law

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $55,000.00

Affiant

Subscribed and sworn to before me this the 11th day of March, 1982.

Notary Public

My commission expires

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

RECEIVED OF _____ BOOK 5860 PAGE 980

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
			5500.00- CO	
			148.50 CO TX	
			.50 PRFEE	
			0.00 MORTG	
			CHECK	149.50-
6707A03/12/82			SAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68.29 97

IDENTIF. REFERENCE

MAR 12 12 47 PM '82

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 871068