ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Edward L. Niebruegge and Randal L. Miller, d/b/a M&N & Assoc.	Same	48 - 159
(NAME)	(NAME)	
400 Old Two Mile Pike		14D-00351
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5922 PAGE 817

For and in consideration of the sum of Ten and no/100 ---------- ($10.00) ---------- DOLLARS

cash, the receipt of which is hereby acknowledged,

we, Nathan Wall and wife, Patricia Wall,
have bargained and sold, and by these presents do transfer and convey unto the said Edward L. Niebruegge and Randal L. Miller, d/b/a M & N and Associates

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

A tract of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made by Southern Land Surveying Company, Inc. September 10, 1969, as follows:

Beginning at an iron pin on the northeast margin of Clarksville Highway being the northwest corner of property conveyed to James D. Burton, et al. as devisees under the Will of Jesse F. Burton, as of record in Will Book 90, page 21, Probate Court for Davidson County, Tennessee; thence north 56 degrees 56' 10" east 383.08 feet to a 12 inch hackberry; thence north 18 degrees 52' 18" east 70 feet to a fence post; thence north 36 degrees 20' 23" east 209.95 feet to a 14 inch hackberry; thence north 55 degrees 48' 50" east 135.28 feet to an 8 inch elm; thence north 55 degrees 37' 20" east 181.99 feet to a fence post; thence north 45 degrees 30' 41" east 92.08 feet to a fence post; thence north 45 degrees 48' 27" east 86.54 feet to a fence post; thence north 61 degrees 6' 59" east 80.07 feet to a fence post; thence north 52 degrees 55' 38" east 99.51 feet to a fence post; thence north 65 degrees 58' 51" east 135.15 feet to a 12 inch tree; thence north 70 degrees 10' 51" east 126.76 feet to an 18 inch hackberry; thence north 73 degrees 35' 54" east 197.21 feet to a 10 inch tree; thence north 63 degrees 13' 34" east 192.89 feet to a 1 inch steel pipe; thence south 87 degrees 9' 31" east 366.44 feet to a fence post; thence south 27 degrees 44' 45" east 49.13 feet to a 10-inch tree; thence south 10 degrees 50' 10" west 301.51 feet to a fence post; thence south 71 degrees 00' 53" west 356.89 feet to a fence post; thence south 70 degrees 45' 14" west 849.08 feet to an iron pin; thence south 50 degrees 57' 00" west 848.01 feet to an iron pin in the northeast margin of Clarksville Highway; thence along said margin, north 35 degrees 58' 45" west 249.75 feet to the point of beginning and containing 17.15 acres, more or less.

Being the same property conveyed to Nathan Wall from Gerard Boyd and wife, Mary W. Boyd by deed of record in Book 5804, page 954, Register's Office for Davidson County, Tennessee.

This is improved ( ) unimproved (X) property, known as 5000 Clarksville Highway (House Number) Whites Creek, TN 37189 (Street)

(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 9th day of August, 1982.

Nathan Wall

Patricia Wall

BOOK 5922 PAGE 818

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nathan Wall and Patricia Wall

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 9th day of August, 1982.

My commission expires 4-22-84 Notary Public Lucy L Campbell

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 $ 57,500.00 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 9th day of August, 1982.

My commission expires 4-22-84 Notary Public Lucy L Campbell

This instrument was prepared by:

Hunter Short, Attorney, 1400 American Trust Building, Nashville, TN 37201

Name Address

94462

H 0 3 7 1 4

WARRANTY DEED

FROM

NATHAN WALL and wife,

PATRICIA WALL

TO

EDWARD L. NIEBRUEGGE and RANDAL L. MILLER, d/b/a

M & N AND ASSOCIATES

IDENTIF. REFERENCE

AUG 11 12 43 PM '82

REGISTER
DAVIDSON COUNTY, TN

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

[redacted]

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

RECEIVED OF _____

FOR _____ BOOK 5922 PAGE 819

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
			57500.00- CO	
			149.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 156.00-	
2876A	08/11/82		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 3 7 1 4

IDENTIF. REFERENCE

Aug 11 12 43 PM '82

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 896255