ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
WERNER R. MUGGLER ET UX (NAME)	KENTUCKY MORTGAGE COMPANY (NAME)	Map 121
4012 PORT JAMAICA COURT (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 13013 (STREET ADDRESS)	Par 70 Js
HERMITAGE, TENNESSEE 37076 (CITY) (STATE) (ZIP CODE)	LEXINGTON, KENTUCKY 40512 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6061 PAGE 598

For and in consideration of the sum of TEN DOLLARS, CASH IN HAND, PAID TO THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY DOLLARS ACKNOWLEDGED, I,

JOSEPH VILLA, UNMARRIED HEREINAFTER CALLED THE GRANTOR,

have bargained and sold, and by these presents do transfer and convey unto the said WERNER R. MUGGLER AND WIFE, ELFRIEDE MUGGLER

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 THE 3RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO SURVEY OF JOHN KOHL, DATED 5/2/74, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF COUCHVILLE PIKE, 115 FEET EAST FROM THE SOUTHWEST CORNER OF A TRACT OF 39.6 ACRES THAT WAS CONVEYED TO J.W. GOODWIN AND WIFE, BY DEED FROM HARVEY HUGHES AND WIFE, OF RECORD IN BOOK 1323, PAGE 300, REGISTER'S OFFICE FOR SAID COUNTY; THENCE NORTHERLY 475 FEET MORE OR LESS TO A POINT WHICH IS SOUTH 72 DEGREES EAST 207 FEET FROM THE WEST LINE OF SAID 39.6 ACRE TRACT; THENCE SOUTH 72 DEGREES EAST 145 FEET TO AN IRON PIN; THENCE SOUTH 18 DEGREES WEST 475 FEET TO THE CENTERLINE OF COUCHVILLE PIKE; THENCE WITH THE CENTERLINE OF THE SAME WESTERLY 145 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH VILLA BY QUITCLAIM DEED FROM E. COVINGTON JOHNSTON, JR. AS OF RECORD IN BOOK 5083, PAGE 277, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 4838, PAGE 591, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

FOR AND IN CONSIDERATION OF TEN DOLLARS (10.00) CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND OTHER GOOD AND VALUABLE CONSIDERATION, A PART OF WHICH IS THE ASSUMPTION OF ONE CERTAIN TRUST DEED DATED JULY 26, 1974, IN THE OFFICE OF THE RECORDER OF DEEDS OF DAVIDSON COUNTY, TENNESSEE IN BOOK 4838, PAGE 591, AND NOTE OF EVEN DATE THEREBY SECURED, IN THE ORIGINAL PRINCIPAL AMOUNT OF $21,500.00 PAYABLE TO THE CHAMBERLAIN CO. , WHICH DEBT THE GRANTEE HEREIN ASSUMES AND AGREES TO PAY AS PART PAYMENT OF THE PURCHASE PRICE.

THE GRANTEES FURTHER HEREBY ASSUMES THE OBLIGATIONS OF THE GRANTOR UNDER THE TERMS *(OVER)

This is unimproved ( ) improved (X) property, known as 2474 (House Number) COUCHVILLE PIKE (Street)
NASHVILLE, TENNESSEE (City or Town) 37214 (Zip Code)
(P. O. Address)

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 20th day of MAY, 1983.

X Joseph Villa

JOSEPH VILLA

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6061 PAGE 599

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOSEPH VILLA, UNMARRIED

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

Witness my hand and official seal at NASHVILLE, TENNESSEE this 20th day of MAY, 1983.

My commission expires 10-21-84 Notary Public

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 $ 37,846.49
This is equal to or greater than the property would bring at a fair and voluntary sale.

X

Sworn to and subscribed before me
this 20th day of MAY, 1983.

My commission expires 10-21-84 Notary Public

This instrument was prepared by:

WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214C

Name Address

*OF THE INSTRUMENTS CREATING THE LOAN TO IDEMNIFY THE VETERANS ADMINISTRATION TO THE EXTENT OF ANY CLAIM PAYMENT ARISING FROM THE GUARANTY OR INSURANCE OF THE INDEBTEDNESS ABOVE MENTIONED.

WARRANTY DEED

FROM

JOSEPH VILLA, UNMARRIED

TO

WERNER R. MUGGLER ET UX

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

FELIX Z. WILSON II
DAVIDSON COUNTY

MAY 23 1 57 PM '83

IDENTIFICATION REFERENCE

H 4 9 4 3 6

MAIL TO:
William G. Traber
P. O. Box 140255
Nashville, Tenn. 37214

OFFICIAL RECEIPT

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

BOOK 6061 PAGE 600

RECEIVED OF _____

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			37846.49- CO	
			98.28 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	104.78-
			9550A05/23/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 9 4 3 6

IDENTIF. REFERENCE

MAY 23 1 57 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 950977