OFFICIAL RECEIPT

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
WERNER R. MUGGLER	SAME	Map 95-12
(NAME)	(NAME)	Par 59 JS
4012 PORT JAMAICA COURT		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
HERMITAGE, TN. 37076		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

BOOK 6159 PAGE 821

WARRANTY DEED

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, I,

/(NIEDERHAUSER)
ADELAIDE NEIDERHAUSER, UNMARRIED, HEREINAFTER NAMED THE GRANTOR

(ADELAIDE NEIDERHAUSER AND ADELAIDE NIEDERHAUSER ARE ONE AND THE SAME PERSON.)

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.

BEING THE ROBERT NEIDERHAUSER PROPERTY AS DESCRIBED ACCORDING TO A SURVEY BY ROGER N. TAYLOR, DATED OCTOBER 13, 1983, AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE CENTERLINE OF A 50 FOOT DEDICATED STREET WHICH RUNS SOUTHWEST FROM LORNA DRIVE; THENCE LEAVING SAID DEDICATION S. 27 DEGREES 48' E. 287.2 FEET TO A MONUMNET ON THE SOUTH SIDE OF AN ABANDONED RAILROAD R.O.W.; THENCE WITH SAID RIGHT OF WAY BEING THE LINE BETWEEN SUBJECT TRACT AND MEADOWVIEW ACRES, RECORDED IN BOOK 2133, PAGE 50, R.O.D.C., TENNESSEE, N. 85 DEGREES 15' WEST, 238.99 FEET TO A POINT; THENCE CONTINUING WITH SAID LINE N. 74 DEGREES 22' W., 121 FEET; THENCE N. 71 DEGREES 23' W., 234.2 FEET TO A POINT; THENCE N. 84 DEGREES 19' W., 123.34 FEET TO A MONUMENT ON SAID LINE; THENCE LEAVING SAID LINE N. 4 DEGREES 23' E., 721.44 FEET TO AN IRON PIN; THENCE N. 88 DEGREES 44' W., 50.07 FEET TO A POINT; THENCE N. 0 DEGREES 52' E., 75 FEET TO A MONUMENT ON LINE WITH SUBJECT TRACT AND LOT C, WOODBERRY PARK SUBDIVISION, SECTION 2, AS OF RECORD IN BOOK 2330, PAGE 46, R.O.D.C. TENNESSEE; THENCE N. 83 DEGREES 43' E., 278.31 FEET TO A CORNER POST; THENCE S. 21 DEGREES 48' E., 178.55 FEET TO A CORNER POST, THE NORTHEASTERN CORNER OF A 1.89 ACRE TRACT RECORDED IN BOOK 5940, PAGE 35, R.O.D.C. TENNESSEE; THENCE S. 74 DEGREES 59' W. 116.02 FEET; THENCE SOUTH 12 DEGREES 53' E., 267.65 FEET TO A POINT; THENCE S. 9 DEGREES 31' E., 111.38 FEET; THENCE S. 20 DEGREES 41' E., 103.33 FEET; THENCE S. 28 DEGREES 10' E., 87.8 FEET TO A WOODEN POST; THENCE N. 80 DEGREES 17' E., 174.57 FEET TO THE POINT OF BEGINNING, CONTAINING 6.99 ACRES, MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO ROBERT NEIDERHAUSER AND WIFE, LENA NEIDERHAUSER BY DEED FROM SAM P. SWEENEY AND WIFE, LULA SWEENEY, AS OF RECORD IN BOOK 692, PAGE 694, AND FROM THEM TO ERNEST R. NEIDERHAUSER WHO DEVISED TO ADELAIDE NEIDERHAUSER BY WILL IN WILL BOOK 95, PAGE 85, SAID REGISTER'S OFFICE.

THE PROPERTY DESCRIBED HEREIN ADJOINS AND BECOMES PART OF OTHER PROPERTY CONVEYED TO GRANTEES IN BOOK 6111, PAGE 604, RODC.

This is unimproved (X) improved ( ) property, known as _____ (House Number) _____ (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 17th day of OCTOBER, 19 83.

x Adelaide Niederhauser
ADELAIDE NEIDERHAUSER

Adelaide Niederhauser

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6159 PAGE 822

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ADELAIDE NEIDERHAUSER (Adelaide Niedoebhauser)

the bargainor, 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, TN. this 17th day of OCTOBER, 1983.

My commission expires 10-21-84 Notary Public Helen V. Traber

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 $ 51,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 17th day of OCTOBER, 1983.

My commission expires 10-21-84 Notary Public Helen V. Traber

This instrument was prepared by:	
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T	
Name	Address

WARRANTY DEED

FROM ADELAIDE NEIDERHAUSER

TO WERNER R. MUGGLER ET UX

H 6098 3

IDENTIF. REFERENCE

Oct 19 2 40 PM '83

FELIX E. ZOLLICOFFER, REGISTER DAVIDSON COUNTY, TN

6182 10/19 139.10- CHECK

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

mail to:
William G. Traber
P. O. Box 140855
Nashville, Tenn. 37214

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6159 PAGE 823

RECEIVED OF _____

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
			51000.00- CAMT.	
			132.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 139.10-	
			6182A10/19/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H60983

IDENTIF. REFERENCE

Oct 19 2 40 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 987206