ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
EBM INVESTMENTS, INC. (NAME)	SAME (NAME)	map 95-12 Par 59
P.O. BOX 148026 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37214 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

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 ____ DOLLARS

HEREBY ACKNOWLEDGED, WE,

WERNER R. MUGGLER AND WIFE, ELFRIEDE MUGGLER,

HEREINAFTER CALLED THE GRANTORS

have bargained and sold, and by these presents do transfer and convey unto the said EBM INVESTMENTS, INC.

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

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 MONUMENT 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 THE SAME PROPERTY CONVEYED TO WERNER R. MUGGLER AND WIFE ELFRIEDE MUGGLER BY DEED FROM ADELAIDE NEIDERHAUSER (NIEDERHAUSER), UNMARRIED, AS OF RECORD IN BOOK 6159, PAGE 821, SAID REGISTER'S OFFICE.

unimproved (X)
This is 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 2ND day of DECEMBER, 19 86.

Werner R. Muggler x Elfriede Muggler

WERNER R. MUGGLER ELFRIEDE MUGGLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7058 PAGE 352

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named WERNER R. MUGGLER AND WIFE, ELFRIEDE MUGGLER

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this 2ND day of DECEMBER, 19 86.

My commission expires 10-24-88 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, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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 $ 153,780.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 2ND day of DECEMBER, 19 86.

My commission expires 10-24-88 Notary Public

This instrument was prepared by:

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

WARRANTY DEED

FROM WERNER R. MUGGLER ET UX

TO EBM INVESTMENTS, INC.

IDENTIFICATION REFERENCE 6927.2

Dec 3 2 27 PM '86
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

BROKERS ESCROW SERVICE
107 DONELSON PIKE
NASHVILLE, TENN. 37214
885-0223

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

MAIL TO:
W. G. TRABER
P.O. Box 140255
NASHVILLE, TENN. 37214

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

RECEIVED OF _____

FOR _____

BOOK 7058 PAGE 353

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WO - 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

155700.00- CONST.
430.00 CO TX
.50 PRFEE
6.50 MISC
CHECK 437.00-
20020312/30/96 PAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6927.2

IDENTIFICATION REFERENCE

Dec 3 2 17 PM '96

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 18684