PREPARED BY:
HARRY BEARD, JR.
ATTORNEY AT LAW
202 EAST GAY ST.
LEBANON, TN 37087

SEND TAX BILLS TO:
Ed Malugen
818 Morgan Rd.
Joelton, Tenn 37080

MAP 15 GROUP _____ PARCEL 58 P/C

BOOK 7306 PAGE 561

D E E D

FOR AND IN CONSIDERATION of the sum of ($10.00) ten dollars, cash in hand paid, and the receipt of same is hereby acknowledged and other good and valuable consideration, I, HILDA LOUISE JONES OWENS, have this day bargained and sold and by these presents, do transfer and convey unto ED MALUGEN and wife, PATTI L. JONES MALUGEN and their heirs and assigns my one-third (1/3) undivided interest in and to the following described real property, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, dated July 28, 1968, as follows:

Beginning at a point in the center of Morgan Road at the northwest corner of the property conveyed to Ruby B. Wills as of record in Book 3951, Page 271, Register's Office for said County; thence with said Wills' western boundary line South 2° 30' West 1278 feet to an iron pin; thence North 87° 30' West 630 feet more or less to an iron pin; thence North 2° 30' East 1278 feet to the center of Morgan Road; thence with the center of same South 87° 30' East 630 feet to the beginning, containing 18.12 acres, more or less.

Being the same property conveyed to Patti L. Jones Malugen, Warner B. Jones, Jr. and Hilda Louise Jones Owens by deed from Warner B. Jones and Mrs. Bessie B. Jones of record in Book 4711 at Page 216 in the Register's Office of Davidson County, Tennessee.

This is improved property, known as Morgan Road, Joelton, TN 37080.

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 I do covenant with the Grantees that, I am 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 I do further covenant and bind myself, and my 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.

WITNESS my hand this 21 day of July, 1987.

Hilda Louise Jones Owens
HILDA LOUISE JONES OWENS

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 10000
Ed Malugen
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July 1987
Deputy Register

07/27/87
067

STATE OF NORTH CAROLINA

COUNTY OF Wilson

BOOK 7306 PAGE 562

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid State and County, the within named bargainor, HILDA LOUISE JONES OWENS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 21 day of July, 1987.

Shirrell L. Jernigan
NOTARY PUBLIC

MY COMMISSION EXPIRES:

5-4-91

4936

IDENTIFICATION REFERENCE

JUL 27 8 31 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 7306 PAGE 563

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

CHECK

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4936

IDENTIFICATION REFERENCE

Jul 27 8 31 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108145