THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

BOOK 7371 PAGE 799

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Craig A. Muller (NAME)	Nationwide Lending Group, Inc. (NAME)	MAP 117-04
1703 Sweetbriar Avenue (STREET ADDRESS OR ROUTE NUMBER)	1125 Troup Street (STREET ADDRESS)	PARCEL 78
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Augusta, GA 30904 (CITY) (STATE) (ZIP)	24W 12510

FOR AND IN CONSIDERATION of the sum of EIGHTY FIVE THOUSAND AND 00/100---------- Dollars,

Hester Phillips Wade, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Craig A. Muller and wife, Jan E. Muller

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

BEING the east 50.0 feet of Lot No. 263 and the west 10.0 feet of Lot No. 264 on the Plan of Belmont Heights, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Hester Phillips Wade by deed from Buford B. Walker and wife, Louise M. Walker of record in Book 2880, page 413, Register's Office for Davidson County, Tennesssee.

7167.0

IDENTIFICATION REFERENCE

OCT 5 2 49 PM '87

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 85,000.00

Subscribed and sworn to before me this the 2nd day of October 19 87

My commission expires March 11, 1990 (Affix Seal)

Affiant Jan E. Muller

Notary Public Katherine D Watts

This is improved ( ) unimproved ( ) property, known as 1703 Sweetbriar Avenue, Nashville, Tennessee 37212
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 October 19 87 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Hester Phillips Wade

Hester Phillips Wade

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Mitchell A. Watts, *a Notary Public in and for said County and State* Hester Phillips Wade, unmarried

the within named bargainor, *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 at Nashville, Tennessee *this* 2nd *day of* October, *19* 87.

Mitchell A. Watts
Notary Public

Commission expires March 11, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____*Notary Public*

Commission expires _____

WARRANTY DEED

FROM

~~Hester Phillips Wade, unmarried~~

TO

~~Craig A. Muller and wife, Jan E.~~ Muller

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

85000.00- CAMT.
238.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 244.50-
9987A10/05/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1-67.0

IDENTIFICATION REFERENCE

OCT 5 2 49 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 23504