file box 8/jcb

THIS INSTRUMENT PREPARED BY: WILKINS & IVEY, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Gerd Muller
4316 Glen Eden Drive
Nashville, TN 37205

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
116-15
31
BM-07550

BOOK 7650 PAGE 482

# WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Magnet Land Partnership, a Florida general partnership composed of Mary Anne Kirk and Nicholas E. Capeci hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Gerd Muller and wife, Dona Gale Spangler Muller hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 2 of Block 7 on the plan of Royal Oaks Re-subdivision, of record in Book 974, Pages 4 and 5, Register's Office for said County.

SAID Lot No. 2 of Block 7 fronts 100 feet on the northeasterly margin of Glen Eden Drive and extends back between parallel lines 175 feet 4 inches to a dead line.

BEING the same property conveyed to Magnet Land Partnership, a Florida general partnership composed of Mary Anne Kirk and Nicholas E. Capeci, by deed from Elberta A. Pritchett, of record in Book 7186, Page 729, Register's Office for Davidson County, Tennessee.

66937

IDENTIFICATION

SEP 13 10 57 AM '88

FILED IN WILSON'S REGISTER
DAVIDSON COUNTY, TN

6365 09/13 0101 03CHECK 877.70

This is (not) improved property, known as 4316 Glen Eden Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 31 day of August, 19 88.

Magnet Land Partnership
By: Nicholas E. Capeci
Nicholas E. Capeci, General Partner

Magnet Land Partnership
By: Mary Anne Kirk
Mary Anne Kirk, General Partner

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF FLORIDA
COUNTY OF OKALOOSA

BOOK 7650 PAGE 483

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary Anne Kirk and Nicholas E. Capeci, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the general partners of Magnet Land Partnership, the within named bargainor, a partnership, and that they as such general partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as general partners. Witness my hand and official seal, this 31st day of August, 1988.

Notary Public

(AFFIX NOTARIAL SEAL)

My Commission Expires: _____

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAR. 8,1989
BONDED THRU GENERAL INS. UND.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 264,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of September, 1988.

My Commission Expires: 11-12-89

Notary Public

NOTARY PUBLIC

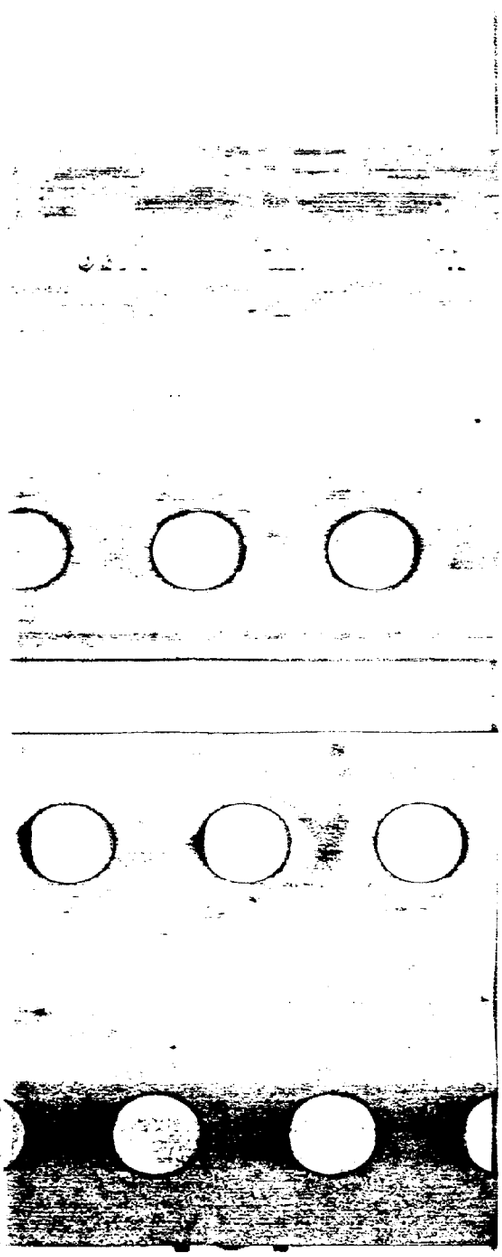
**WARRANTY DEED**

from:
Magnet Land Partnership

to:
Gerd Muller and wife, Dona Gale Spangler Muller

**WILKINS & IVEY**
**Attorneys at Law**
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27823



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7650 PAGE 484

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CAMT 264000.00
CON TX 871.20
PRFEE 0.50
MTGFEE 6.00
TOTAL 877.70
CHECK 877.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/13/88 01 10:59 0001 6365

669377

IDENTIFICATION

SEP 13 10 57 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 133397