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FILE BOX 30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 72,000.00

Subscribed and sworn to before me, this the 01 day of December

My commission expires: 3-10-91

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 8B12794
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

My Commission Expires March 10, 1991

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:
Lou Carney	TuckerBros., Inc.
7050 Bonnavent Drive	
STREET ADDRESS	STREET ADDRESS
Hermitage, TN 37067	
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO 74-8 66.00	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Werner R. Muggler and wife, Elfriede Muggler

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Lou Carney and wife, Teresa Carney

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number 781 on the Plan of Hermitage Hills, Section 10, of record in Plat Book 3600 at page 50, Register°s Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Werner R. Muggler and wife, Elfriede Muggler by Deed of record in Book 5874 page 294, Register°s office for said County.

Except for a certain mortgage to TuckerBros., Inc., recorded in Book 5097, page 3, of the Mortgage Records of Davidson, County, Tennessee, the unpaid balance of which the Grantees hereby jointly and severally assume and agree to pay as part of the consideration herein; the Grantees also jointly and severally hereby assume the obligations of TuckerBros., Inc. under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

95156

IDENTIFICATION

Dec 20 10 24 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

9422 12/20 0101 03CHECK 244.10

THIS IS _____ IMPROVED PROPERTY KNOWN AS 7050 Bonnavent Drive, Hermitage, TN 37067

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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. Wherever used, the singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 01 day of December, 19 88

Werner R. Muggler

Elfriede Muggler

State of Tennessee
County of Williamson

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On this 01 day of December, 19 88, before me personally appeared Werner R. Muggler & Elfriede Muggler to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:
3-10-91

Notary Public

State of Tennessee
County of

On this 01 day of December, 19 88, before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

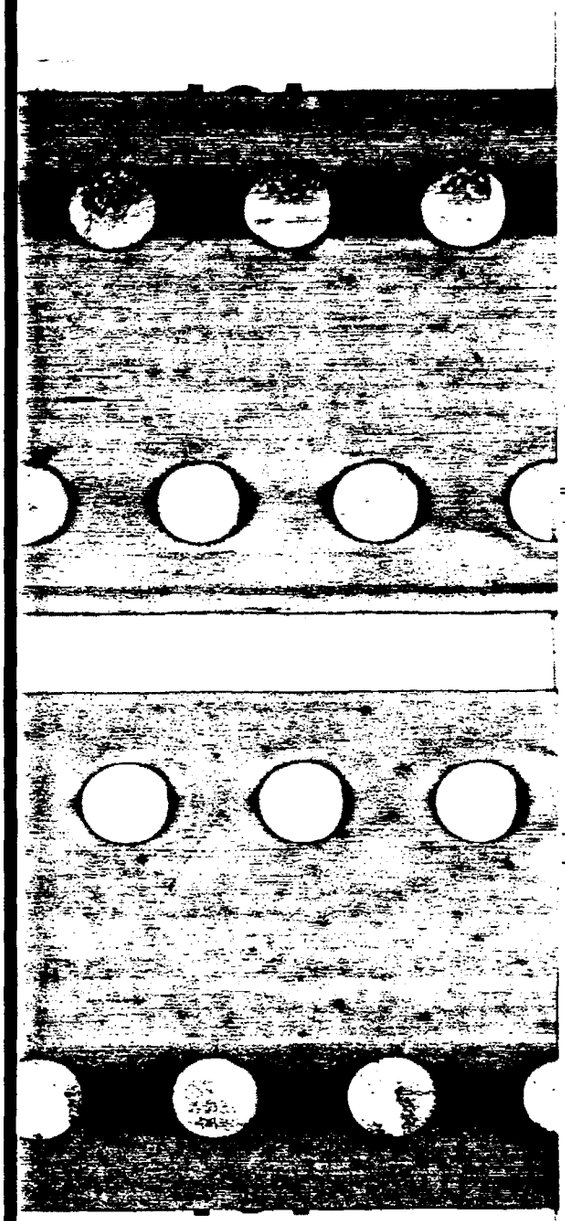
Witness my hand and official seal.
My Commission expires:
January 21, 1990

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027



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 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
				CAMT 72000.00
				CON TX 237.60
				PRFEE 0.50
				WDEED 6.00
				TOTAL 244.10
				CHECK 244.10
			12/20/88 01	10:23 0001 9422

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95156

IDENTIFICATION REFERENCE

DEC 20 10 24 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 165581