BOOK 8213 PAGE 853

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF June, 1990

Notary Public

MY COMMISSION EXPIRES: 9-26-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GEORGE H. CATE, JR. 1101 Stahlman Building, Nashville, TN 37201

mail

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Ed Malugen and wife, Pattie L. Jones Malugen (NAME)	and Vanessa M. Taylor (NAME)	Map 15
818 Gwynn Drive (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	Parcel 58
Nashville, TN 3721 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBY ACKNOWLEDGED, WE, Warner B. Jones, III and wife, Andrea Jones, and Gwendolyn O. Gregory, an unmarried person,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ed Malugen, a one-fourth (1/4) undivided interest, and the remaining 1/12 undivided interest to Vanessa M. Taylor, constituting our entire one-third interest,
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 14th Civil District for 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 siad Wills' western boundary line South 2° 30' West 1278 feet 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, a one-third (1/3) interest of which was conveyed to Warner B. Jones, III and Gwendolyn O. Gregory, by deed from Warner B. Jones, Jr., of record in Book 7163, page 801, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5000

Ed Malugen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF October 1990

S. Chandler
Deputy Register

This is unimproved ( ) improved (X) property, known as 3036 Morgan Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 14th day of June, 1990

Gwendolyn O. Gregory — GWENDOLYN O. GREGORY
Warner B. Jones III — WARNER B. JONES, III
Andrea L. Jones — ANDREA JONES

STATE OF TENNESSEE
Davidson County

BOOK 8213 PAGE 854

Personally appeared before me, Vanessa M. Taylor & Ed Malugen, a Notary Public in and for said County and State, the within named Warner B. Jones, III, Andrea Jones and Gwendolyn O. Gregory

the bargainors, 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 14 day of June, 1990.

Commission Expires 9-26-92 Emma F Sutton Notary Public

~~STATE OF TENNESSEE~~
~~Davidson County~~

~~Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.~~

~~Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.~~

~~_____ Notary Public~~

~~Commission Expires _____~~

WARRANTY DEED

FROM
Warner B. Jones, III, Andrea Jones and Gwendolyn O. Gregory

TO
Ed Malugen and Vanessa M. Taylor

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

63568

IDENTIF. REFERENCE

OCT 9 9 44 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

8581 10/09 0101 03CHECK 23.50

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8213 PAGE 855

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	5000.00
CON TX	16.50
PRFEE	1.00
WDEED	6.00
TOTAL	23.50
CHECK	23.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/09/90 01 08245 0001 8581

63568

IDENTIF. REFERENCE

OCT 9 9 44 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 362846