27-3

BOOK 9073 PAGE 488

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS. |
|---|---|---|
| Douglas W. Hughes<br>Dorothy G. Hughes<br>542 Owendale Drive<br>Antioch, TN 37013 | Bailey Mortgage Company<br>Attn: Tax Dept.<br>200 South Lamar Street<br>Jackson, MS 39215 | MAP and PARCEL<br><br>150-01-0-319.00 |

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Werner R. Muggler and Elfriede Muggler, husband and wife**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Douglas W. Hughes and Dorothy G. Hughes, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Edge-O-Lake Estates, Section 18, of record in Book 4675, page 84, Register's Office for said County.**

**Said Lot No. 49 fronts 80 feet on the easterly side of Owendale Drive and extends back between lines 152.41 feet on the northerly line and 154.55 feet on the southerly line to a dead line measuring 80.03 feet thereon.**

**Being the same property conveyed to Werner R. Muggler and wife, Elfriede Muggler by deed from M. Elizabeth Jones, unmarried, of record in Book 5853, Page 168, Register's Office for Davidson County, Tennessee.**

**This is property with a common address of 542 Owendale Drive, Antioch, TN 37013.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:**
**Any and all matters of record applying to the within described property.**

**Deed of Trust executed by Charles E. Cressell and wife, Karen L. Cressell to Franklin G. Clark, Trustee of record in Book 5125, Page 791, dated March 18, 1977, and secured to First and Mid-South Mortgage Company in the principal amount of $33,900.00. It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee(s) of an indebtedness secured by said Deed of Trust.**

2844 09/08 0101 03CHECK 268.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $70,000.00

Douglas W. Hughes
Affiant

Subscribed and sworn before me this 3rd day of September, 1993.

Lisa [illegible]
Notary Public

My Commission Expires: 10-14-96

NOTARY PUBLIC STATE OF TENNESSEE

93 SEP -8 AM 9:16
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

60579

IDENTIF. ↑ REFERENCE

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **3rd** day of **September, 1993.**

Werner R. Muggler

Elfriede Muggler

Werner R. Muggler

Elfriede Muggler

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Werner R. Muggler and Elfriede Muggler, husband and wife** , with whom I am personally acquainted, or who 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 **3rd** day of **September, 1993.**

Lisa D. Vance

**Notary Public**
**My Commission Expires:** 10-24-96

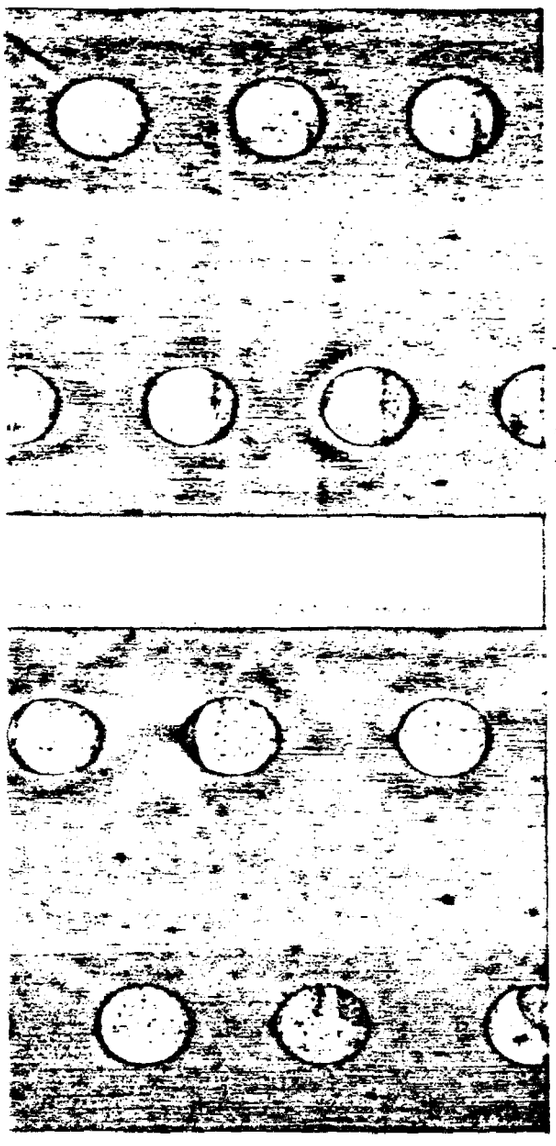
**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named _____, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of _____, and is authorized by _____ to execute this instrument on his/her behalf.

Witness my hand and official seal at **Nashville,**, Tennessee, this **3rd** day of **September, 1993.**

**Notary Public**
**My Commission Expires:**

File No. 9306-370



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

RECEIVED OF _____

FOR _____

BOOK 9073 PAGE 490

| | | |
|---|---|---|
| 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 70000.00 | |
| | | | CON TX 259.00 | |
| | | | PRFEE 1.00 | |
| | | | WDEED 8.00 | |
| | | | TOTAL 268.00 | |
| | | | CHECK 268.00 | |
| 09/08/93 | 01 | | 09:15 0001 2844 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

60579
IDENTIF. ↑ REFERENCE

93 SEP -8 AM 9:16
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 695299