[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[Kenneth A. Fortin	Werner R. Muggler and wife, Elfriede Muggler	MAP and PARCEL
[P.O. Box 148113	Attn: Tax Dept.	
[~~2975 Elm Hill Pike~~	P.O. Box 148026	106-00-0-031.01
[Nashville, TN 37214	Nashville, TN 37214	

[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 **Kenneth A. Fortin, unmarried** (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 the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the map showing the partition of Shane Lands, not of record, described partly according to a survey made by Z.J. Wilkinson, Surveyor, October 3, 1944, as follows:

BEGINNING at a point in the center of Elm Hill Road at the common corner of Lots No. 1 and 2 on said survey, said point also being the northeast corner of the property conveyed to Lydia S. O'Neal by deed from Alvin Shane, et al, as of record in Book 1430, Page 443, Register's Office for said county; thence with the line between said two lots along said O'Neals easterly line south 0 degrees 15' west, 494 feet, more or less, to the northwesterly margin of the proposed controlled access highway conveyed to the State of Tennessee by deed from James Laster, et ux; thence with said northwesterly margin around a curve to the left having a radius of 5,579.65 feet, northeasterly 102 feet, more or less, to the line between Lots 2 and 3 on said survey, being the westerly line of the property conveyed to Lucian Douglas Adams, et ux, by deed from James Howard Robinson, et ux, as of record in Book 2636, page 57, said Register's Office; thence with the line between said Lot Nos. 2 and 3 along said Adam's westerly line north 2 degrees east, 75 feet, more or less, to the southwest corner of the tract designated "Lassiter" of said survey, being the southwest corner of the property conveyed to James Laster, et ux, by deed from Arch Harper as of record in Book 566, page 342, said Register's Office; thence with the line between said Lots Nos. 2 and said Lassiter tract along said Lassiter's westerly line north 6 degrees west, 322 feet to the center of Elm Hill Road; thence with the center of said road north 88 degrees west, 148 feet to the BEGINNING.

BEING the same property conveyed to Werner R. Muggler and wife, Elfriede Muggler by deed from Helen Dedman Adams of record in Book 6122, Page 852, Register's Office for Davidson County, Tennessee.

This is property with a common address of 2975 Elm Hill Pike, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantee; 2) Any and all easements, restrictions, etc., of record applying to the within described property.

[STATE OF TENNESSEE]
[COUNTY OF Davidson]
[The actual consideration or value, whichever is greater for this]
[transfer is $150,000.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 14th day of January, 1994.]
[ ]
[My Commission Expires: 7/23/94 Notary Public]

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 **14th** day of **January, 1994.**

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 **14th** day of **January, 1994.**

Notary Public
My Commission Expires: 7/23/94

File No. 9401-006

08246
IDENTIF. & REFERENCE

94 JAN 18 AM 9:25
REGISTER
DAVIDSON COUNTY, TN.

0293 01/18 0101 03CHECK 564.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9222 PAGE 206

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 150000.00
CON TX 555.00
PRFEE 1.00
MDEED 8.00
TOTAL 564.00
CHECK 564.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/18/94 01 09:26 0001 0293

08246
IDENTIF. ↑ REFERENCE

94 JAN 18 AM 9:25
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 746274