[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Elroy M. Christie	Independence One Mortgage Corp.	MAP and PARCEL
[Marie H. Christie	Attn: Tax Dept.	
[529 Owendale Drive	P.O. Box 5076	150-01-0-304.00
[Antioch, TN 37013	Southfield, MI 48086-5076	

[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)

FELIX P. DUCKETT, REGISTER
DAVIDSON COUNTY, TN
94 JAN 19 AM 8:58

08767

IDENTIF. ✦ REFERENCE

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 **Elroy M. Christie and Marie H. Christie, 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:

Being Lot No. 57 on the Plan of Edge-O-Lake Estates, Section 18, as of record in Book 4675, Page 84, said Register's Office.

Said Lot No. 57 fronts 80 feet on the westerly margin of Owendale Drive, and extends back 194.76 feet on the northerly line, and 180.41 feet on the southerly line to a broken line in the rear measuring 81.21 feet thereon.

BEING the same property conveyed to Werner R. Muggler and wife, Elfriede Muggler by deed from Richard M. Green and wife, Risa R. Green of record in Book 5709, Page 488, Register's Office of Davidson County, Tennessee.

This is property with a common address of 529 Owendale Drive, Antioch, TN 37013.

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 Grantees; 2) The Plan of Record in Book 4675, Page 84, said Register's office and all matters therein; 3) Restrictive Covenants appearing on said subdivision plat of record in Book 4675, Page 84, as amended in Book 4819, Page 656, and in Book 5071, Page 711, and those appearing of record in Book 4797, Page 410, all of said Register's office; 4) Sanitary Sewer and/or Storm Drainage Easement of record in Book 7911, Page 373, said Register's office; 5) Deed of Trust executed by Donald B. Casler and wife, Marva J. Casler to David L. Shirmeyer, Trustee of record in Book 5131, Page 565, dated March 29, 1977, and secured to Churchill Mortgage Corporation in the principal amount of $34,800.00.

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.

0891 01/19 0101 03CHECK 305.00

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $80,000.00
[
[Affiant
[Subscribed and sworn before me this 18th day of January, 1994.
[
[My Commission Expires: 7/23/94 Notary Public

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 **18th** 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 **18th** day of **January, 1994.**

Notary Public
My Commission Expires: 9/23/94

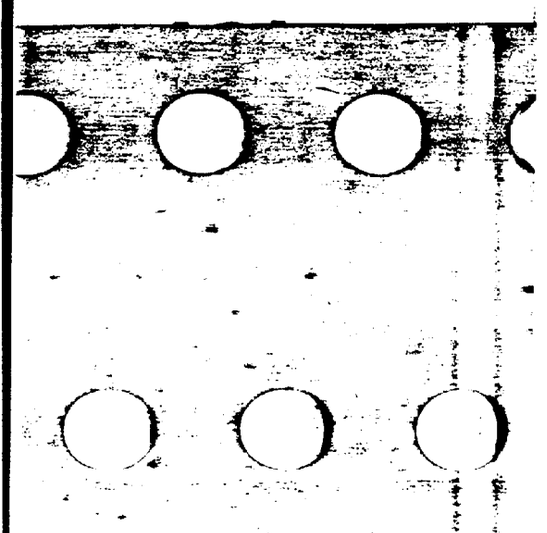
STATE OF TENNESSEE
COUNTY OF DAVIDSON

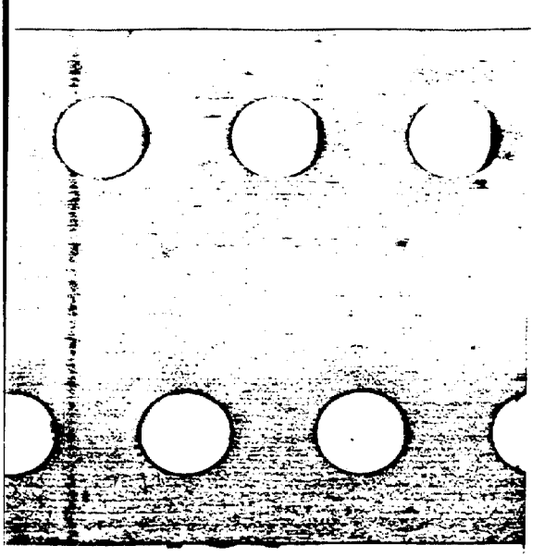
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named _____, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged 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 **18th** day of **January, 1994.**

Notary Public
My Commission Expires:

File No. 9401-010





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

RECEIVED OF _____

FOR _____

BOOK 9223 PAGE 450

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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 8.00
TOTAL 305.00
CHECK BANK 305.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

01/19/94 01 10:59 0001 0891

08767
IDENTIF. ↑ REFERENCE

94 JAN 19 AM 10:58
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 746866