ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Cynthia A. Knight	National Mortgage Company	MAP and PARCEL
	Attn: Tax Dept.	96-13-55
2715 Nodyne Drive	4041 Knight Arnold Road	
Nashville, TN 37214	Memphis, TN 38118	

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)

94 MAY 17 AM 10:16
DAVIDSON COUNTY, TN.

50786

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 **Cynthia A. Knight, 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 Davidson County, Tennessee, Being Lot No. 73 on the Plan of Perry Heights Subdivision, as of record in Book 2900, Page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 73 fronts 73.5 feet on the south side of Nodyne Drive and runs back 155.0 feet on the east line and 163.2 feet on the west line, to a dead line on which it measures 92.5 feet.

Being the same property conveyed to Werner R. Muggler and wife, Elfriede Muggler by deed from Carriage Hill Properties, Inc. of record in Book 6047, Page 810, Register's Office for Davidson County, Tennessee.

This is property with a common address of 2715 Nodyne Drive, 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 Grantees; 2) The Plan of Record in Book 2900, Page 18, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 2928, Page 445, said Register's office. 4) Deed of Trust executed by Marvin J. Beasley and wife, Beatrice A. Beasley to Larry Weinberg, Trustee of record in Book 5072, Page 632, dated September 24, 1976 and secured to Realty Mortgage Inc. in the principal amount of $28,500.00, as assigned to Franklin Society Federal Savings & Loan Association of record in Book 5074, Page 32, said Register's Office.

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 deed of trust of record in Book 5072, page 632, as assigned in Book 5074, Page 32, said Register's office.

5974 05/17 0101 03CHECK 242.10

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $63,000.00

Cynthia A Knight
Affiant

Subscribed and sworn before me this 16th day of May, 1994.

Notary Public

My Commission Expires: 7/23/94

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 **16th** day of **May, 1994**.

Werner R. Muggler

Elfriede Muggler

STATE OF TENNESSEE
COUNTY OF Davidson

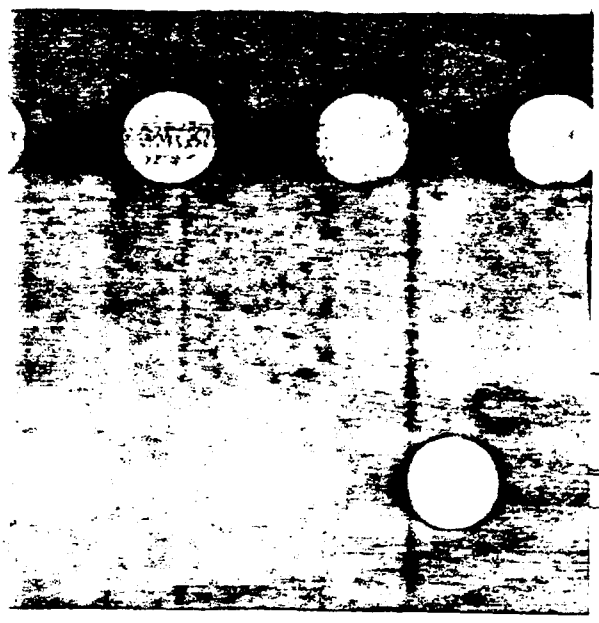
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Werner R. Muggler and Elfriede Muggler, husband and wife** , with whom I am personally acquainted. or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

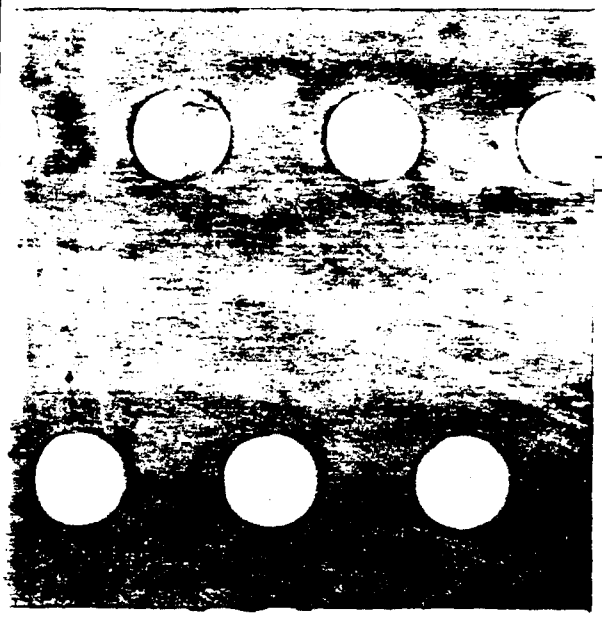
Witness my hand and official seal at **Nashville,**. Tennessee, this **16th** day of **May, 1994**.

Notary Public
My Commission Expires: 7/28/94

File No. 9405-163

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNCATISFACTORY WHEN RECEIVED





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **9347** PAGE **161**

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 63000.00
CON TX 233.10
PRFEE 1.00
WDEED 8.00
TOTAL 242.10
CHECK 242.10

05/17/94 01 10:16 0001 6874

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50786
IDENTIF. ↑ REFERENCE

94 MAY 17 AM 10: 16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 791893