BOOK 9542 PG 724

WARRANTY DEED

{ STATE OF TENNESSEE,)
{ COUNTY OF Davidson)
{ The actual consideration
{ or value, whichever is
{ greater, for this transfer
{ is
{ $46,125.00
{
{ Robert Muse Jr
{ Affiant
{ Subscribed and sworn to
{ before me, this the 1
{ day of December 1994
{
{ Notary Public
{ My commission Expires January 7, 1996

{ This Instrument Was Prepared By:
{ ROBERT T. JOHNSON, Attorney
{ 518 South Gallatin Pike
{ Madison, Tennessee 37115

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & Parcel
Robert/Beverly Muse	Midland Mortgage	150-14
3146 Justin Towne Ct.	PO Box 26648	
Antioch, TN 37013	Oklahoma City, OK 73126	

FOR AND IN CONSIDERATION of the sum of Six Thousand Two Hundred Fifty Dollars ($6,250.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Juanita G. Farrall, hereinafter called the grantor, have bargained and sold and by these presents do transfer and convey unto:
Robert E. Muse and, his wife, Beverly J. Muse hereinafter called the GRANTEES, and their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

LAND in Davidson County, Tennessee, Being Lot No. 12A on the Plan of Justin Towne, Section II as of record in Book 5200. Page 459, and amended in Book 5200, Pages 535 and 536, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Begining at a point in the southerly right of way of Justin Towne Court, said point being the northeast corner of the easterly half of Lot No. 12; thence leaving said right of way S 05 degrees 50 minutes 00 seconds W 200.27 feet to a point; thence N 84 degrees 44 minutes 57 seconds W 25.62 feet to a point; thence N 05 degrees 46 minutes 30 seconds E 97.51 feet to point; thence N 06 degrees 04 minutes 05 seconds E 47.83 feet to a point; thence N 05 degrees 49 minutes 03 seconds E 55.20 feet to a point in the southerly right of way of Justin Towne Court; thence with said right

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Being the same property conveyed to Juanita G. Farrall by deed from record in Book 9062, page 603, Register's Office of Davidson County, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest belonging to the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomever. 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.

It is agreed and understood between the parties that this conveyance is subject to the assumption of the unpaid balance of the mortgage by the Grantee of an indebtedness secured by a Deed of Trust recorded with the register of Deeds of Davidson County Tennessee in Deed Book 7200 page 854 and as re-recorded in Deed Book 7288 page 223 in the original principal sum of $42,869.00 to Nationwide Lending Group. Said Loan is now with Midland Mortgage. Such assumption is as set forth in the assumption agreement of even date of this Warranty Deed and simultaneosly recorded herewith.

WITNESS my hand this the 29th day of November, 1994.

Juanita G. Farrall

Juanita G. Farrall,
Grantor

STATE OF Florida
COUNTY OF Santa Rosa

Personally appeared before me, Juanita G. Farrall with whom I am personally acquainted, (or proved to me her identity) and who acknowledged that she executed the within instrument for those purposes therein contained.

Witness my hand, at office, this 29 day of Nov, 1994.

NOTARY PUBLIC STATE OF FLORIDA
LYNN AFFLECK
My Comm Exp. 7-12-98
Bonded By Service Ins
No. CC391871
[X] Personally Known [ ] Other I.D.

Lynn Affleck
Notary Public

Commission Expires: 7-12-98

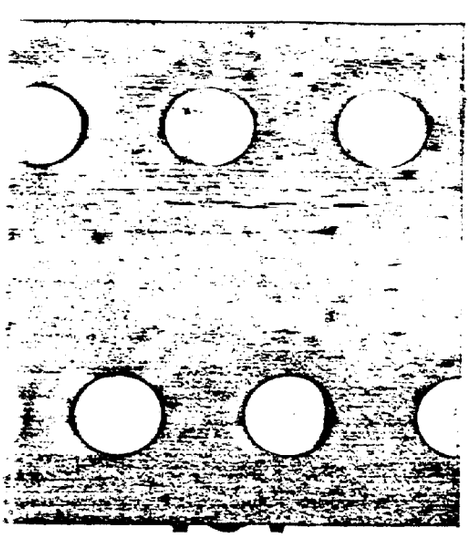
1832 12/09 0101 33CHECK 179

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 9542 PG 726

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

DAMT	46125.00
CON TX	170.57
PRFEE	1.00
MREED	8.00
TOTAL	179.57
CHECK	179.57

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION REFERENCE

DEC -8 PM 2:07

No. 861935