| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS. |
|---|---|---|
| Elfriede Muggler<br>P.O. Box 148026<br>NASHVILLE, TN 37214 | Same | MAP and PARCEL<br>95-12-164 |

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C, Nashville, TN 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, **EBM Investments, Inc., a Tennessee Corporation** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Elfriede Muggler, a married person** (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:

**Tract No. I:**

**Land in Davidson County, Tennessee, being Lots 1 through 8, inclusive, on the Final Plat, Woodwind Subdivision, Section 1, of record in Book 6900, Page 213, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lots.**

**Tract No. I being the same property conveyed to EBM Investments, Inc. by quitclaim deed from Werner R. Muggler and wife, Elfriede Muggler, of record in Book 7223, Page 364, Register's Office for Davidson County, Tennessee.**

**Tract No. II:**

**An easement for ingress and egress 30 feet in width running north of and parallel to the southern boundary line of the 1.89 acre tract described in the deed of record in Book 6111, Page 604, said Register's Office, to which deed reference is hereby made.**

**Said easement shall be in force and effect until such time that an access road meeting the standards of the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee, and/or public works, providing access to the property shown as "Future Development" on the Final Plat, Woodwind Subdivision, Section 1, of record in Book 6900, Page 213, said Register's Office, (to which plat reference is hereby made) is constructed. Upon completion of construction of such access road, and with the written consent in a form suitable for recording of any and all then current mortgagees, the easement granted herein shall terminate and no longer be of any force and effect.**

**BEING the same property conveyed to EBM Investments, Inc. by quitclaim deed from Werner R. Muggler and wife, Elfriede Muggler of record in Book 7223, Page 364, Register's Office, Davidson County, Tennessee.**

**This is property with a common address of 2828 Airwood Drive, Nashville, TN 37124.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being assumed by the grantee; 2) Any and all matters appearing of record that apply to the within described property.**

[ STATE OF TENNESSEE ]
[ COUNTY OF DAVIDSON ]
[ The actual consideration or value, whichever is greater for this ]
[ transfer is $76,000.00 ]
[ ]
[ Affiant ]
[ Subscribed and sworn before me this 2nd day of March, 1995. ]
[ ]
[ ~~My Commission Expires:~~ _____ ~~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 **1st** day of **March, 1995.**

**EBM Investments, Inc.**

**By:** _____

**Title:** Vice President & Sec.

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

Before me, the undersigned authority, a notary public in and for said county and state, personally appeared Robert R. Russell with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the Vice President/Sec of EBM Investments, Inc., the within named bargainor, a corporation, and that he as such Vice President/Sec, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice-President/Sec.

Witness my hand and official seal, Tennessee, this 1st day of Mar., 1995.

Notary Public

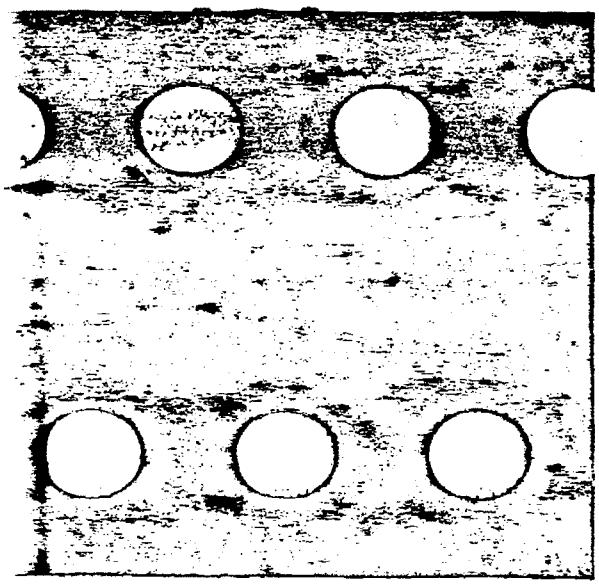
My Commission Expires: 10-4-96

6795 03/02 0101 03CHECK 290.20

PICK-UP

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.
95 MAR -2 PM 2:26

38823
IDENTIF. & REFERENCE



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

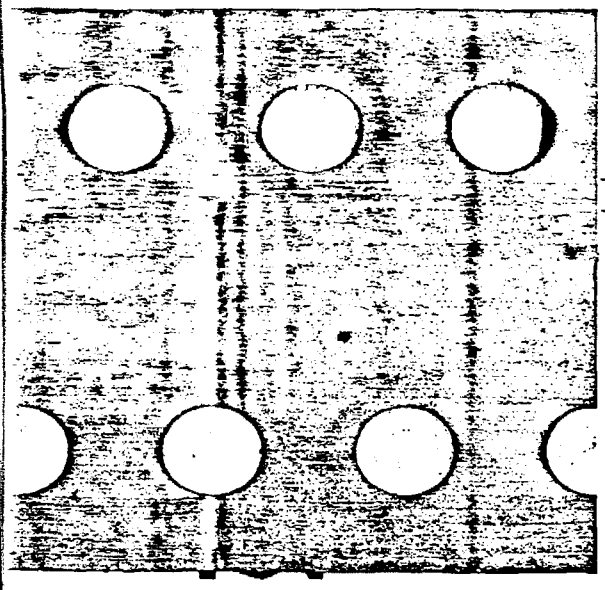
**RECEIVED OF** _____

**FOR** _____

BOOK 9609 PG 591

| | | |
|---|---|---|
| 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 | 76000.00 |
| CON TX | 281.20 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 290.20 |
| CHECK | 290.20 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/02/95 01 14:27 0001 6795

38823
IDENTIF. & REFERENCE

95 MAR -2 PM 2:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 886448