(This form furnished courtesy of MADISON TITLE CO., MADISON, TENN.)

WARRANTY DEED

For and in consideration of the sum of $10.00

Ten and No/100 **DOLLARS,**
Cash in hand paid by Johnnie W. Biggs and wife, Betty Fay Biggs, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a certain indebtedness evidenced by a note dated Sept. 15, 1954, for the sum of $10,200.00, with interest at 4½% per annum, payable to Kimbrough Phillips Company, and secured by Deed of trust executed by William H. Matthews and wife, to Miller Kimbrough, Trustee, as of record in Book 2316, page 467, Register's Office for Davidson County, Tennessee, said unpaid balance of said indebtedness being at present in the amount of $8,750.16, which said unpaid balance of said indebtedness the said Johnnie W. Biggs and wife, Betty Fay Biggs, do hereby assume and agree to pay, we,

WILLIAM H. MATTHEWS AND WIFE, CORNELIA MATTHEWS,

have bargained and sold, and by these presents do transfer and convey unto the said
JOHNNIE W. BIGGS AND WIFE, BETTY FAY BIGGS,
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 21 on the Plan of Geneiva Heights, as of record in Book 2083, page 65, Register's Office for said County.

Said Lot No. 21 fronts 114.07 feet on the northerly side of Geneiva Drive, and runs back 152 feet on the easterly line and 160.64 feet on the westerly line, to a dead line in the rear on which it measures 46 feet.

Being the same property conveyed to William H. Matthews and wife, Cornelia Matthews, by deed from Charles A. Wheeler, Jr., and wife, as of record in Book 2298, page 342, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Johnnie W. Biggs and wife, Betty Fay Biggs,
their heirs and assigns, forever.
And we **do covenant with the said** Johnnie W. Biggs and wife, Betty Fay Biggs,
that we 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 hereinabove set forth.
And we, William H. Matthews and wife, Cornelia Matthews,
do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Johnnie W. Biggs and wife, Betty Fay Biggs,
their heirs and assigns against the lawful claims of all persons, whomsoever.
Witness our **hands this** 22nd **day of** July, **,** 19 60.

William H. Matthews

Cornelia Matthews

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Lloyd W. Pate, **a Notary Public in and for said County and State, the within named** William H. Matthews and wife, Cornelia Matthews,
the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this the 22nd day of July, 19 60.

LLOYD W. PATE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires May 20, 1963.

Lloyd W. Pate