This instrument prepared by:
J. L. Chrisman, Attorney-at-Law
P.O.Box 986, Nashville, Tenn.

BOOK 4104 PAGE 343

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth A.Biggs,Sr.et ux	Kenneth A.Biggs, Sr. Map	90-15 130
(NAME:) 446 Capri Drive	(NAME:) 446 Capri Drive	8DA 33706
(STREET ADDRESS OR ROUTE NUMBER) Nashville 37209 Tenn.	(STREET ADDRESS) Nashville 37209, Tenn.	M.P.
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Two hundred & No/100 ---------- ---------- ($200.00) ---------- *DOLLARS* cash paid by Kenneth A. Biggs, Sr. and wife, Margaret R. Biggs, the receipt of which is hereby acknowledged, and for the remainder the said Kenneth A. Biggs, Sr. and wife, Margaret R. Biggs, hereby assume and agree to pay the balance due on one promissory note dated September 24, 1963, in the original principal sum of $15,100.00, payable to Guaranty Mortgage Company of Nashville, and secured by Deed of Trust to Herschel Greer, Trustee, of record in book 3654, page 205, Register's Office of Davidson County, Tennessee.

The unpaid principal balance on said note at this time is $14,323.71, and the next monthly payment of $112.50 is due March 1st, 1967,

we, Eugene Elvin Johnson and wife, Nancy Q. Johnson,

have bargained and sold, and by these presents do transfer and convey unto the said Kenneth A. Biggs, Sr. and wife, Margaret R. 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. 1144 on the Plan of Charlotte Park, Section 16, as of record in book 3300, page 97, Register's Office for said County.

Said Lot No. 1144 fronts 70 feet on the southeasterly side of Capri Drive and runs back between lines, 146.6 feet on the northeasterly line and 149.8 feet on the southwesterly line, to a dead line in the rear, measuring 86.0 feet thereon.

Being the same property conveyed to Eugene Elvin Johnson and wife, Nancy Q. Johnson, by deed from Hudson and Driver Construction Company, as of record in Book 3619, page 353, Register's Office for Davidson County, Tennessee.

Taxes for 1967 pro-rated and assumed by grantees.

The above described property is conveyed subject to the following:

Restrictive covenants of record in Book 3502, page 586, Register's Office for Davidson County, Tennessee.

Rights, conditions, obligations and restrictions in regard to the use of a sewage system stated in agreement between Consolidated Developments, Inc., and City of Nashville, recorded in Book 2593, page 566, Register's Office for Davidson County, Tennessee.

The Plan of record in Book 3300, page 97, said Register's Office, shows an Owner's certificate, a 30 foot minimum building setback line from Capri Drive; a 10 foot utility easement at the rear of said lot; a 2½ x 25 foot utility anchor easement at the northeast and northwest corners of said lot, and a TVA right of way across the rear portion of said lot.

~~unimproved~~ ( ) This is improved ( ) property, known as 446 (House Number) Capri Drive (Street) Nashville P. O. Address: Tenn. (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kenneth A. Biggs, Sr. and wife, Margaret R. Biggs, their *heirs and assigns, forever.*

And we *do covenant with the said* Kenneth A. Biggs, Sr. and wife, Margaret R. 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 hereinbefore shown.

And we, Eugene Elvin Johnson and wife, Nancy Q. Johnson, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Kenneth A. Biggs, Sr. and wife, Margaret R. Biggs, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 23 *day of* February, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Eugene Elvin Johnson

Nancy Q. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lois M Houston, *a Notary Public in and for said County and State, the within named* Eugene Elvin Johnson and wife, Nancy Q. Johnson,

*the bargainor*s*, 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 Nashville, *Tennessee, this* 23 *day of* February, *19* 67.

Lois M Houston, *Notary Public.*

Commission Expires January 23 1968

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*.....*of the*....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in....., *this*.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

BOOK 4104 PAGE 976

STATE TAX $ 21.75
PROBATE .50
TOTAL $ 22.25

FEB 23 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID FEB 23 1967

WARRANTY DEED

FROM

Eugene Elvin Johnson and wife, Nancy Q. Johnson

TO

Kenneth A. Biggs, Sr. and wife, Margaret R. Biggs

61612

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 23 11 25 AM '67
NOTE-FEE 115 PAGE 808
RECORDING FEE 2.00
DEP. REG. .50

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Building
S. W. Union
NASHVILLE