BOOK 4680 PAGE 757 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,500.

James E. Hodgens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF February, 1973

Judith E. Russell
Notary Public

MY COMMISSION EXPIRES: May 27, 1975
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Howard F. Butler, 1406 Nash. Trust Bldg., Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. R. B. Biggs (NAME)	(Same) (NAME)	Par. 13D 39820
Route 3, Bull Run Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 56-8
Ashland City, Tenn. 37015 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James E. Hodgens and wife, Delores Mae Coder Hodgens,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. B. Biggs and wife, Mary L. Biggs,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by Stanford & Assoc., Inc., 1408 Columbia Avenue, Franklin, Tennessee, dated January 13th, 1973, as follows:

BEGINNING at an iron pin by a fence post set near the south margin of a private road located on grantor's property, said point being the southwest corner of the property conveyed to Finis A. Pierce and wife, Lorine Pierce, by deed from James E. Hodgens and wife, Delores Hodgens, of record in Book 4597, page 865, Register's Office for Davidson County, Tennessee; thence South 28° East, 524 feet to a point; thence East 464 feet to a point; thence South 50° East 388 feet to a point; thence North 66° East, 243 feet to a point; thence North 14° East 297 feet to a point; thence North 12° East, 120 feet to a point; thence North 1° West 126 feet to a point; thence North 11° East 159 feet to a point; thence North 25° East 6 feet to a point; thence North 39° East 53 feet to a point; thence North 82° East 158 feet to a point; thence North 30° East 144 feet to a point; thence North 77° East 117 feet to a point; thence North 79° East 70 feet to a point; thence North 67° East 207 feet to a point; thence North 73° East 418 feet to a point; thence North 76° East 29 feet to a point; thence North 83° East 160 feet to a point; thence North 65° East 124 feet to a point; thence North 45° East 90 feet to a point; thence North 38° East 86 feet to a point; thence North 11° East 681 feet to a point; thence North 13° East 219 feet to a point; thence North 12° West 203 feet to a point; thence North 14° West 457 feet to a point; thence North 70° East 399.2 feet to a point; thence North 59° West 258 feet to a point; thence North 87° West 111 feet to a point; thence South 84° West 224 feet to a point; thence North 85° West 183 feet to a point; thence South 74° West 81 feet to a point; thence South 63° West 178 feet to a point; thence South 54° West 192 feet to a point; thence South 31° West 162 feet to a point; thence South 24° West 285 feet to a point; thence South 69° West 173 feet to a point; thence South 85° West 200 feet to a point; thence West 260 feet to a point; thence South 69° West 160 feet to a point; thence South 66° West 60 feet to a point; thence South 27° East 90 feet to a point; thence South 28° East 500 feet to a point; thence South 36° 30' West 301 feet to a point; thence South 56° West 750 feet to the point of beginning, and containing 106.9 acres, more or less.

BEING part of the same property conveyed to James E. Hodgens and wife, Delores Mae Coder Hodgens, by deed from Jesse P. Barrow and wife, Anna Barrow, of record in Book 3957, page 705, Register's Office for Davidson County, Tennessee.

There is included in this deed an easement for ingress and egress commencing at the end of a dedicated road known as Pine Valley Road, a 50 foot strip running generally in an easterly direction along a creek bed to the northwest corner of the property herein conveyed. Included in the total acreage conveyed is a 25 foot right of way beginning at the northwest corner of said property and running 750 feet along the northern border.

unimproved (X)
This is improved ( ) property, known as _____
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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

Witness our hand S this 13 day of February, 19 73

James E Hodges

Barbara Mae Allen Hodges

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Freda R. Liddell, a Notary Public in and for said County and State, the within named James E. Hodgens and Delores Mae Coder Hodgens

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 13 day of February 1973

Commission expires May 8, 1973

Freda R. Liddell
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19:__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
JAMES E. HODGENS, ET UX

TO
R. B. BIGGS, ET UX

B 9 4 6 5 2

IDENTIF. REFERENCE

FEB 13 3 15 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB13	CONV	26,500.00				
FEB13	S'TAX		A*	68.90		
FEB13	PR'FEE		A*	.50		
FEB13	W'DEED		A*	6.00	*	75.40