This instrument was prepared by B. J. Boyd, Atty., Ashland City, Tenn.

WARRANTY DEED

BOOK 4778 PAGE 693

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny M. Biggs	Johnny M. Biggs	Map 28
5305 Ridge Road, (NAME: / STREET ADDRESS OR ROUTE NUMBER)	5305 Ridge Road, (NAME: / STREET ADDRESS)	Parcels 39 and
Joelton, Tennessee. (CITY / P. O. ZONE / STATE)	Joelton, Tennessee, (CITY / ZONE / STATE)	40

Mail

For and in Consideration of the sum of FIFTEEN HUNDRED AND NO/100 ($1,500.00) ---------- *DOLLARS*, cash, paid by Johnny M. Biggs and wife, Brenda Faye Biggs, the receipt of which is hereby acknowledged, we, Guy Biggs and wife, Charlene Biggs,

have bargained and sold, and by these presents do transfer and convey unto the said Johnny M. Biggs and wife, Brenda Faye Biggs, and their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Located in the 14th. District of said County:

TRACT No. 1: Beginning in the center of Ridge Road, S. 76° E. 157 feet and N. 67° E. 53 feet from the westerly margin of Demonbreun Road; thence southwardly and parallel with said road, 125 feet to a stake; Eastwardly 190 feet; thence northwardly 125 feet to a point in the center of Ridge Road; thence with the center of said road, N. 89° W. 78 feet and S. 67° W. 112 feet to the beginning.

And being the same tract of land conveyed to Guy Biggs and wife, Charlene Biggs, by deed from Talmadge Evans and wife, Ellen Evans, of record in Book 4107, Page 969, Register's Office of Davidson County, Tennessee.

TRACT No. 2: Beginning at a point in the east line of Laysel Biggs' 1 acre tract; and S. W. corner of a 1/2 acre tract now owned by Guy Biggs; thence with Laysel Biggs' East line, 85 feet; thence in an easterly direction and running parallel with the Ridge Road, 210 feet to a stake in a field; thence northerly and running parallel with Laysel Biggs' East line, 210 feet to a stake in the center of Ridge Road; thence with the center of Ridge Road in a westerly direction 20 feet to an iron pin in center of said Ridge Road, Guy Biggs' present N. E. corner; thence with Guy Biggs' east line in a southerly direction 125 feet to a stake, Guy Biggs' S. E. corner; thence with Guy Biggs' south line in a westerly direction 190 feet to the beginning, containing 1/2 acre, more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1,500.00

Subscribed and sworn to before me, this the 1st day of November, 19 73

Affiant

My commission expires: Jan. 15, 1975.
(Affix Seal)

Notary Public

Title to Tract No. 2 was acquired by Guy Biggs and wife, Charlene Biggs by deed from Hattie May Biggs, a widow, of record in Book 4266, Page 6, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (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 Johnny M. Biggs and wife, Brenda Faye Biggs, and their *heirs and assigns, forever.*

And we *do covenant with the said* Johnny M. Biggs and wife, Brenda Faye 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.*

And we, Guy Biggs and wife, Charlene Biggs, *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Johnny M. Biggs and wife, Brenda Faye Biggs, and their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand*s *this* first *day of* November, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Guy Biggs

Charlene Biggs

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ CHEATHAM

Personally appeared before me, Rebecca Stewart, a Notary Public in and for said County and State, the within named Guy Biggs and wife, Charlene Biggs,

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 Ashland City, Tennessee, this 1st. day of November, 19 73.

Rebecca Stewart, Notary Public.

Commission Expires Jan. 15, 1975.

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 _____.

WARRANTY DEED

FROM

GUY BIGGS AND WIFE,

CHARLENE BIGGS

TO

JOHNNY M. BIGGS AND WIFE,

BRENDA FAYE BIGGS

C 3 7 5 7 7

IDENTIF. REFERENCE

JAN 7 11 39 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN-7-74 RECEIVED
JAN-7-74 STATE
JAN-7-74 COUNTY
JAN-7-74 RECORDING

$4,600.00 A*
3.90 A*
.50 A*
8.00 *
12.00

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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