Prepared by: King & Ballow, 24th Floor
First American Center
Nashville, TN 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Don R. Estes (NAME:)	Same	
5704 Higdon Rd. (STREET ADDRESS OR ROUTE NUMBER)	BOOK 4801 PAGE 280 (STREET ADDRESS)	37
Joelton (CITY) (P. O. ZONE) Tennessee 37080 (STATE)	(CITY) (ZONE) (STATE)	2 pt

For and in Consideration of the sum of ----------

Ten and No/100----------($10.00)----------*DOLLARS*
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

APR-17	CONV	12,000.00				
APR-17 S TAX			A*	31.20		
APR-17 PR FEE			A*	.50		
APR-17	W DEED		A*	6.00	*	37.70

We, Louis Leonard Biggs and wife, Catherine Zula Biggs,
/ *have bargained and sold, and by these presents do transfer and convey unto*
the said Don R. Estes and wife, Barbara Fay Estes,
heirs and assigns, a certain tract or parcel of
land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 14th Civil District of Davidson County, Tennessee, being part of the Hampton-Tobin 620 acre tract, and being the Northwest part of Tract No. 2, as set out and described in the deed from Nashville Trust Company to G. A. Cornwell, et al., of record in Book 1006, Page 314, Register's Office for said County, and described according to a copy of a survey thereof by John Setters, Surveyor, in July, 1946, as follows:

Beginning at a stake in the center line of Cotton Patch Road, at the Northwest corner of the property of Leon Gilbert, et al., in the South line of the land of Rose Meadows; thence with the West line of the Gilbert Land, as follows: South 35° East 223 feet to a hickory, South 23° East 140 feet to a spring, South 34° East 234 feet to a stake in a branch in the line of the lands of Cornwell and Higdon; thence with the line of the same as follows: South 86-1/2° West 300 feet to a stake on a hillside; North 36-1/4° West 234 feet to a stake, North 4-1/2° East 130 feet to a persimmon North 64-1/2° West 135 feet to a stake, formerly hickory tree, in the center line of said Cotton Patch Road; thence with the line of the same as follows: North 12° East 12° East 12 feet; North 24° East 181 feet, North 53° East 149 feet to the beginning, containing 4 acres, more or less, including but excluding therefrom a strip of land from Station 45 - 38 to Station 49 - 25, extending a minimum distance of 25 feet on the right of the center line, having a width sufficient on which to build a 30 foot flat section road with 15 feet on each side of the center line and provide for drainage and standard slopes in cut and fill, and a strip of land from Station 47 - 00 to Station 49 - 25 extending a minimum distance of 25 feet on the left of the center line, having a width sufficient on which to build a 30 foot flat section road with 15 feet on each side of the center line and provide for drainage and standard slopes in cut and fill.

Being the same property conveyed to Louis Leonard Biggs and wife, Catherine Zula Biggs, by deed from Casey Daugherty and wife, of record in Book 2297, Page 476, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,000.00

Subscribed and sworn to before me, this the 28th day of March 1974

Affiant

My commission expires: Nov. 12, 1974 (Affix Seal)

Notary Public

STEVEN C. CAVNAR NOTARY PUBLIC STATE AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as 5704 Higdon Road (House Number) (Street) Joelton, Tennessee 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 Don R. Estes and wife, Barbara Fay Estes *heirs and assigns, forever.*

And WE *do covenant with the said* Grantee *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, Louis Leonard Biggs and wife, Catherine Zula Biggs, *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 28th *day of* March, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

+ Catherine Zula Biggs

+ Louis Biggs

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Steven C. Cavnar, a Notary Public in and for said County and State, the within named Louis Leonard Biggs and wife, Catherine Zula Biggs

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 Nashville, Tennessee, this 28th day of March, 1974.

Steven C. Cavnar, Notary Public.

Commission Expires Nov. 12, 1974

STEVEN C. CAVNAR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 _____

IDENTIFICATION REFERENCE
APR 1 1974 12 AM
FELIX A. ALLISTER
DAVIDSON CO., TENN.

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 _____