WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
69-12-4	Henry A. Hill	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
13DA-52795	3813 New Hydes Ferry Road	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated August 29, 1978, in the original principal sum of $13,427.40, payable to "Myself" in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Richard E. Biggs, unmarried to William L. Rosenberg, Trustee, as of record in Book 5334, page 282,

RICHARD ELDRIDGE BIGGS, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HENRY A. HILL and wife, CECILE A. HILL

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being in the 13th, formerly 23rd Civil District of said County, described partly according to a survey made by Lewis D. Justice, Surveyor October 19, 1951, as follows:

BEGINNING at a point on the northerly margin of Ashland City Pike now New Hydes Ferry Road, 182 feet easterly from the intersection of the northerly margin of said Pike and the eastern boundary line of the property conveyed to Willie McCall and wife, by deed from Noah W. Cooper, as of record in Book 634, page 284; thence with the northerly margin of said Pike south 81 degrees 30 minutes east 45.5 feet to a point; thence northeastwardly 215 feet, more or less to a point on the southern boundary line of the property conveyed to Walkup; thence with the southern boundary line of said Walkup property, north 71 degrees 10 minutes west 45.5 feet to a point 182 feet easterly from the northeast corner of said McCall property; thence southwestwardly 220 feet, more or less, to the beginning.

Being the same property conveyed to Richard Eldridge Biggs by deed from B. B. Doubleday, Jr., as of record in Book 4615, page 323 and by Quitclaim deed from Helen Regina Biggs, as of record in Book 5101, page 888.

The above named Richard Eldridge Biggs being the one and same person as Richard E. Biggs.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above and 1979 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 5th day of June, 1979.

Richard Eldridge Biggs

Richard Eldridge Biggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5446 PAGE 854

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Richard Eldridge Biggs, unmarried the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 5th day of June, 19 79.

My commission expires: 4-18-82

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$ 12,500.00 X Henry A. Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF June 19 79

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL) Notary Public

F 33400

T
IDENTIF. REFERENCE

JUN 7 2 43 PM '79

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

RICHARD ELDRIDGE BIGGS

UNMARRIED

TO

HENRY A. HILL AND WIFE

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5446 PAGE 855

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

12500.00- CO
32.50 CO TX
.50 PRPF
4.00 MDED
CHECK 37.00-
7942A06/07/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 33400

IDENTIFICATION REFERENCE

JUN 7 2 43 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 688922