BOOK 5737 PAGE 459 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000.00

Phyllis J. Biggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF April, 19 81

L.E. Gilbert
Notary Public

MY COMMISSION EXPIRES: 12-17-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stinnett & Wilkinson, Attorneys, 108 South Main Street, Ashland City, TN 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Ray Proctor et ux (NAME)	Same (NAME)	Map 37
4681 Grays Point Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 57
Joelton Tenn. 37080 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Phyllis J. Biggs and husband Clyde Biggs, Jr.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven Ray Proctor and wife, Joyce Proctor

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:

A tract of Land in the 14th (formerly the 24th) Civil District of Davidson County, Tennessee, and being Tract No. 3 described according to a survey dated September 9, 1975, made by J. R. Underwood, Surveyor, Tennessee license No. 420, as follows:

BEGINNING at the southeast corner of the E. R. Demonbreun, Jr., property, known as Tract No. 2, and an iron pin at the northerly margin of Higdon Road; thence along the E. R. Demonbreun, Jr., property, N 12° 54' 48" E 669.10 feet to an iron pin; thence S 18° 16' E 117.7 feet to an existing iron pin; thence S 53° 32' 47" E 215 feet to a new iron pin; thence S 13° 52' 42" W 494.60 feet to an iron pin at the northerly margin of Higdon Road; thence along the northerly margin of Higdon Road, N 74° 20' 41" W 250 feet to the point of beginning, containing 3.23 acres, more or less.

BEING the same property conveyed to Phyllis J. Biggs by deed from James A. Birdwell and wife, Ida Birdwell, of record in Book 5736, page 378, Register's Office for Cheatham County, Tennessee.

This conveyance is subject to 1981 Metro taxes.

This is unimproved ( ) improved ( ) property, known as 5414 Higdon Road, Joelton, Tennessee 37080
(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 hands this 27th day of April, 19 81

Phyllis J. Biggs

Clyde Biggs, Jr.

BOOK 5737 PAGE 460

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phyllis J. Biggs and husband, Clyde Biggs, Jr.

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 _____, Tennessee, this 27 day of April 19 81

Commission expires 10-17-82

M E. Allin
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, 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
PHYLLIS J. BIGGS et vir

TO
STEVEN RAY PROCTOR et ux

G 38998

IDENTIF. REFERENCE

APR 27 12 46 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

RUSH

04/27 14.30- CHECK

2260

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5737 PAGE 461

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			3000.00-	CO
			7.80	CO TX
			.50	PRFEE
			6.00	TDEED
		VD	6.00-	TDEED
			6.00	WDEED
			CHECK	14.30-
		2260A04/27/81	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 8 9 9 8

IDENTIF. REFERENCE

APR 27 12 47 PM '81

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 818673