ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mark S. Quinlivan et ux (NAME)	SAME (NAME)	Parcel 13D
4304 N.W. 45th Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	39820
Oklahoma City, Okla 73123 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	Map 56-8

Mail

BOOK 5751 PAGE 840 **WARRANTY DEED**

For and in consideration of the sum of TWENTY FIVE THOUSAND and no/100 ----- ($25,000.00) --------- DOLLARS cash paid by Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance of a note in the original amount of $25,700.00, to James E. Hodgens and wife, Delores Mae Coder Hodgens, secured by a deed of trust to William E. Higgins, Trustee, and recorded in Book 4680, page 760, Register's Office for Davidson County, Tennessee, payable as specified therein. The parties further agree that the present balance thereof is $21,645.00.

We, R. B. Biggs and wife, Mary L. Biggs,

have bargained and sold, and by these presents do transfer and convey unto the said Mark S. Quinlivan and wife, Linda J. Quinlivan,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

(Description - Exhibit A attached)

This is unimproved (X) improved ( ) property, known as Pine Valley Road, Route 3, Ashland City TN 37015
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 1st day of June, 19 81.

R B Biggs

Mary L Biggs

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Cheatham

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Personally appeared before me, W. G. Wilkinson, a Notary Public in and for said County and State, the within named R. B. Biggs and wife, Mary L. 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, this 1st day of June, 19 81.

My commission expires 7/31/84 Notary Public W. G. Wilkinson

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Cheatham

The actual consideration for this transfer or value of property (whichever is greater) is $ 46,645.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

x Mark S. Quinlivan

Sworn to and subscribed before me
this 1st day of June, 19 81.

My commission expires 7/31/84 Notary Public W. G. Wilkinson

This instrument was prepared by:
JACKSON, TANNER & REYNOLDS, Attorneys, 216 Third Avenue, North, Nashville TN 37201
Name Address

WARRANTY DEED

FROM R. B. BIGGS et ux

TO MARK S. QUINLIVAN et ux

G. 4. 4 2 7 6

IDENTIF. REFERENCE

JUN 2 10 31 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

EXHIBIT A

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; 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 a point of beginning, and containing 106.9 acres, more or less.

BEING part of the same property conveyed to R. B. Biggs and wife, Mary L. Biggs, by deed from James E. Hodgens, of record in Book 4680, Page 757, in the Register's Office for Davidson County, Tennessee.

There isincluded in this deed as 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.

8756 06/08 130.66- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5751 PAGE 843

RECEIVED OF _____

FOR _____

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

46645.00- CO
121.16 CO TX
.50 PRFEE
9.00 WDEED
CHECK 130.66-
8758A06/02/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64,427 6

IDENTIF. REFERENCE

JUN 2 10 31 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 824938