File Box 3

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Form No. WD-1

PREPARED FROM INFORMATION
FURNISHED BY THE PARTIES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

15,000.00 X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March, 19 82

_____
Notary Public

MY COMMISSION EXPIRES: 4-23-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON – 295 PLUS PARK BOULEVARD, SUITE J – NASHVILLE, TN 37217

NAME ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence Biggs and wife,	Same	Part of Map 48
4750 (NAME) 4767 Eatons Creek Road	(NAME)	Parcel 48
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37218	(STREET ADDRESS)	
(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Edwin Ruthven Rutherford and wife, Barbara R. Rutherford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clarence Biggs and wife, Peggy Biggs

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OR LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

Land in Davidson County, Tennessee, beginning at a point in the Northeasterly margin of Eaton's Creek Road, said point being 848.0 feet south of the intersection of McCool Road and Eaton Creek Road; thence N 87° 00' E, 310.0 feet to a point; thence S 29° 00' E, 122.5 feet to a point; thence S 76° 33' W, 290.0 feet to a point in the Northerly margin of Eatons Creek Road; thence following said margin N 29° 00' W, 181.0 feet to the point of beginning, containing .97 acres, more or less. For a more detailed description see Attached Exhibit "A" hereto attached and made a part of.

Being part of the same property conveyed to Edwin Ruthven Rutherford by deed from Henry M. Milan and wife, Ruby Milan of record in Deed Book 2394, Page 389, Register of Deed Office for Davidson County, Tennessee.

Barbara R. Rutherford is joining in this conveyance to convey any and all rights she may have to said property.

CHECK.

This is improved (X) unimproved ( ) property, known as 4750 4767 Eatons Creek Road Nashville, TN 37218
(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 heir 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.

03/22 48.50

Witness our hand s this 12th day of March 19 82

Edwin Ruthven Rutherford: X Edwin Ruthven Rutherford

Barbara R. Rutherford: X Barbara R. Rutherford

Edwin Ruthven Rutherford and E.R. Rutherford being one and the same person.

7978

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edwin Ruthven Rutherford and wife, Barbara R. Rutherford

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 Nashville, Tennessee, this 12th day of March 19 82

Commission expires April 21, 1985

Richard E. Hagy
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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 bargainer, and corporation, and that (he) / (they) as such _____ and _____, being authorized so to do, execute 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 Edwin Ruthven Rutherford, and wife

TO Clarence Biggs and wife,

G 8.4 0.4 7

IDENTIF. REFERENCE

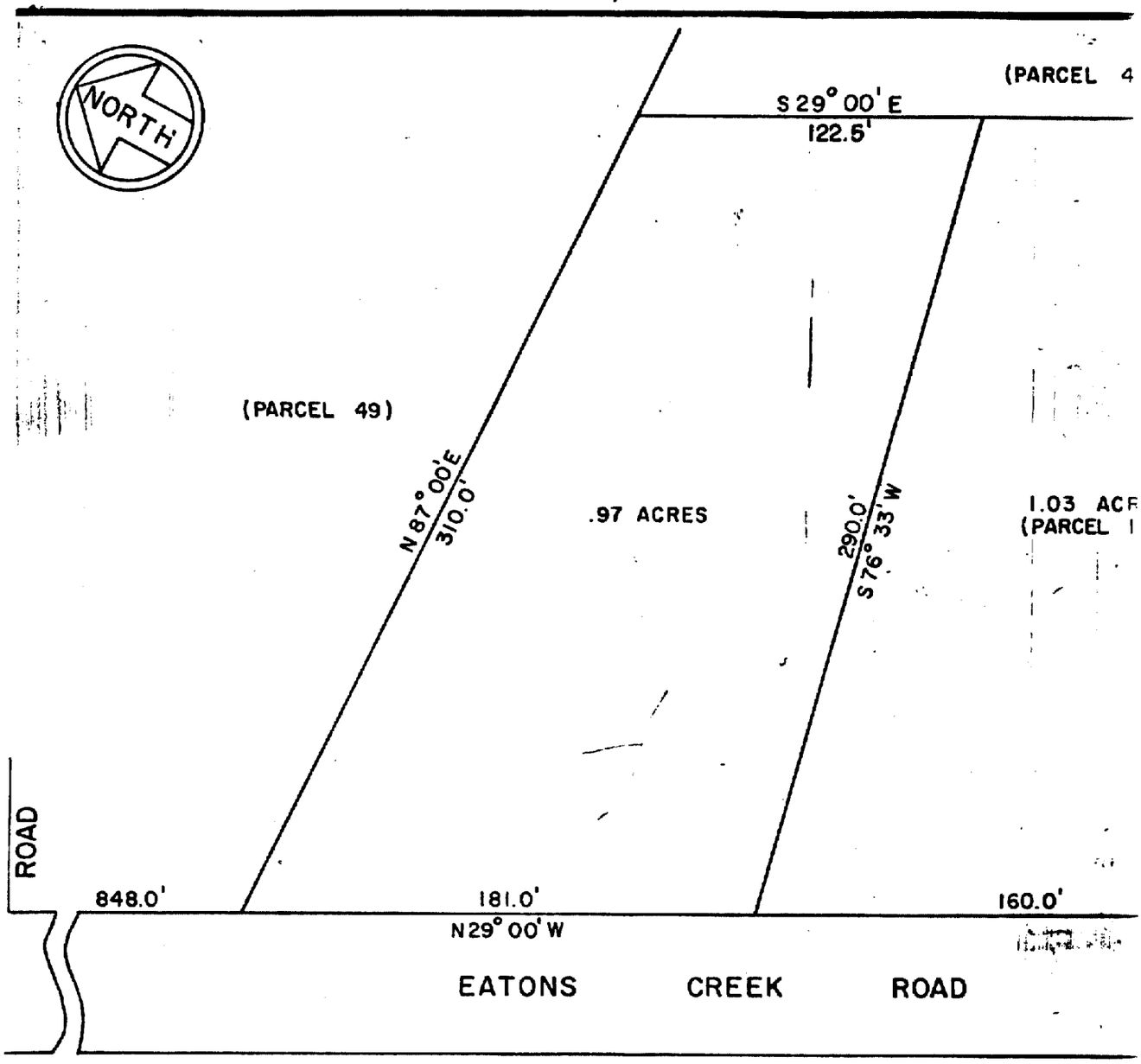
MAR 22 10 45 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

EDWARD SEDDON
ATTORNEY - AT - LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

EXHIBIT "A"

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SCALE = 1" = 50'

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5864 PAGE 190

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
			15000.00- CO	
			39.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	48.50-
7976A03/22/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8 4 0 4 7

IDENTIF. REFERENCE

MAR 22 10 45 AM '82

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

No. 872287