This Instrument Prepared By:
Douglas A. Brace
Kelly, Herbert & Crawford
3rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP - PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
21-263	Mr/Mrs. Johnny W. Biggs	Federal Land Bank of Gallatin Box 811 Gallatin, TN. 37055
FIELD BOOK NUMBER(S) 14D-40101	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 5051 Rawlings Road	LOAN OR ACCOUNT NO.
		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 June 19,1979, in the original principal sum of $41,000.00, payable to Federal Land Bank of Louisville, 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 Joseph D.Hinkle and wife, to Charles L. Hardin, Trustee, as of recordin Book 5452, page 235.

BOOK 5940 PAGE 1

JOSEPH D. HINKLE and wife, BRENDA S. HINKLE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHNNY W. BIGGS and wife, BETTY F. BIGGS

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 Lot No. 10 on the Plan of Potter Estates, Section One, as of record in Book 5050, page 6.

Said Lot No. 10 fronts 194 feet on the south margin of Rawlings Road and extends back 674 feet on the easterly margin and 674 feet on the westerly margin of said lot to a line in the rear on which it measures 194 feet.

Being the same property conveyed to Joseph D.Hinkle and wife, Janice M. Hinkle, by deed from H. R.Potter and wife, Sallie C. Potter, as of record in Book 5452, page 232, the said Janice M. Hinkle having since died.

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 1982 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 21st day of September , 1982.

Joseph D. Hinkle

Brenda S. Hinkle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5940 PAGE 2

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Joseph D. Hinkle and wife, Brenda S. Hinkle 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, the 21st day of September, 1982.

My commission expires: 4-20-86

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 $ 63,144.39

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF September, 19 82

MY COMMISSION EXPIRES: 4-20-86 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JOSEPH D. HINKLE AND WIFE

TO

JOHNNY W. BIGGS AND WIFE

H 0 9 4 3 9

IDENTIF. REFERENCE

SEP 21 3 38 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Please Return to: Box 36
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 _____

FOR BOOK 5940 PAGE 3

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
			63144.39- CO	
			164.06 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	170.56-
00	BA	09/21/82	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 9 4 3 9

IDENTIF. T REFERENCE

SEP 21 3 38 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 900854