This instrument prepared by: Robert L. Perry, Jr.
BALTHROP AND PERRY ATTORNEYS
102 Frey Street
Ashland City, Tennessee 37015

Nancy North

TO:

R. B. Biggs and wife
Mary L. Biggs
Route 3
Ashland City, Tennessee 37015

SEND TAX BILLS TO SAME

MAP: 56

PARCEL: 2

IDENTIF. REFERENCE

JAN 16 | 50 PM '85

FEE $ REGISTER DAVIDSON COUNTY, TN

1.7.7.1.5.9

WARRANTY DEED

For and in consideration of the sum of TWELVE THOUSAND AND 00/100 (12,000.00), Dollars, cash in hand paid, the receipt and sufficiency of all of which are hereby acknowledged, I, Nancy North, Grantor herein; have bargained and sold and by these presents do convey unto R. B. Biggs and wife Mary L. Biggs, Grantees herein, their heirs and assigns, a certain parcel of real property situated in the 13th Civil District of Davidson County, Tennessee, and being described as:

> BEGINNING at a stake in the southern margin of a thirty-foot private road, the said stake being located 840 feet southward from the south margin of Bull Run Road; running thence south 10 1/2° west, 830 feet to a stake; thence south 68° east 105 feet to a stake; thence north 10 1/2 east to a stake in the southern margin of a private road; thence with the southern margin of said private road north 68° west 105 feet to the point of beginning, containing two acres more or less; together with the thirty-foot right of way of the said private road to enter the property described herein.
>
> AND BEING the same property conveyed to Nancy North by deed from Glenn Kirby of record at Book 4866, page 418, Register's Office of Davidson County, Tennessee.
>
> This is improved property known as Route 3, Box 151, Nashville, Tennessee.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs and assigns forever. I do covenant with Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered unless otherwise herein set forth. I do further covenant and bind myself and my heirs and representatives to

warrant and forever defend the title unto said real property unto the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF We have set our hands this the 12th day of January, 1985.

NANCY NORTH

STATE OF TENNESSEE §
§ ss.
COUNTY OF CHEATHAM §

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Nancy North, the within named barginor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 12th day of January, 1985.

NOTARY PUBLIC

My Commission Expires: 2-10-87

STATE OF TENNESSEE §
§ ss.
COUNTY OF CHEATHAM §

The actual consideration or value of property,(whichever is greater) is $12,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

R. B. Biggs

SWORN TO and subscribed before me
this the 12th day of January, 1985.

NOTARY PUBLIC

My Commission Expires: 2-10-87

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

RECEIVED OF _____

FOR _____

BOOK 6475 PAGE 687

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
			12000.00- CAMT.	
			31.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	37.70-
4011A01/16/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 7 1 5 9

IDENTIF. REFERENCE

JAN 16 1 50 PM 185

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101622