Box 23

BOOK 6771 PAGE 212

Address New Owner:	Send Tax Bills to:	Map/Parcel
Richard W. Biggs, etux 6022 Temple Rd. Nashville, TN 37221	The Gill Co. P. O. Box 910907 Dallas, TX 75391	Map 103-2 Par 74 8DA-44760

WARRANTY DEED

FOR AND IN CONSIDERATION 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, MABEL P. BULLA, unmarried, and GLADYS B. COTHRAN, tenants in common, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said RICHARD W. BIGGS and wife, CONNIE J. BIGGS, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the map showing the division of two parts of Lot No. 25 in the Subdivision of the C. C. Vernon Farm, of record in Book 1130, Page 57, and further being a part of the map showing the C. C. Vernon Farm, of record in Book 161, Page 164, all in the Register's Office for said County.

Said Lot No. 1 fronts 50 feet on the easterly margin of Orlando Avenue and extends back 174.4 feet on the northwesterly line and 154.6 feet on the southerly line to a dead line in the rear, measuring 129 feet thereon.

Being the same property conveyed to Mabel P. Bulla and Gladys B. Cothran, tenants in common by deed from William E. Jech and wife, Jane Marie Jech of record in Book 6755, Page 246, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to any restrictions, easements and encumbrances of record. It is agreed and understood that the above-named Grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book _____, Page _____, said Register's Office, payable to The Gill Company. This deed was prepared from information furnished by the Grantors.

Lewis Cothran, husband of Gladys B. Cothran, executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest that may have accrued to him by virtue of his marriage to Gladys B. Cothran, and (ii) waiving and renouncing any dower, elective share or exemption rights provided for by law in the premises hereby conveyed.

This instrument is made subject to all applicable local government planning, building and zoning regulations.

This is improved property known as 206 Orlando Ave., Nashville, TN.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said RICHARD W. BIGGS and wife, CONNIE J. BIGGS, their heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered, unless herein otherwise set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate 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 on this the 16th day of January, 1986.

Mabel P. Bulla
MABEL P. BULLA

Gladys B. Cothran
GLADYS B. COTHRAN

Lewis Cothran
LEWIS COTHRAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $39,860.24.

Connie J. Biggs
AFFIANT

Subscribed and sworn to before me on this the 16th day of January, 1986.

Linda Warden
NOTARY PUBLIC

My commission expires: 4/17/88.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MABEL P. BULLA, unmarried, GLADYS B. COTHRAN and husband, LEWIS COTHRAN, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 16th day of January, 1986.

Linda Warden
NOTARY PUBLIC

My commission expires: 4/17/88.

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
COLEMAN REAL ESTATE CLOSING SERVICE, INC.
9000 E. Church Street
Brentwood, TN 37027

7.2020 IDENTIFICATION REFERENCE
JAN 28 10 47 AM '86
ALEX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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
			[illegible]	[illegible]
			109.74	CSTAX
			.60	PRFEE
			6.00	MDEED
			CHECK	116.34-
97	15A01/28/86	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.2020

IDENTIFICATION REFERENCE

JAN 28 10 47 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 214381