THIS INSTRUMENT PREPARED BY:
HAYNES & ASSOCIATES
ATTORNEYS AT LAW
140 NORTH MAIN STREET
GOODLETTSVILLE,TN.37072

BOOK 7160 PAGE 979

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
JERRY W. BIGGS and wife	Same	16 Par.83
(NAME)	(NAME)	
1916 Union Hill Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville,TN.37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Mail

FOR AND IN CONSIDERATION of the sum of $3500.00
Three thousand five hundred dollars and no/100---------- Dollars,

Maxine H. Ramsey
have this day bargained and sold, and do hereby transfer and convey unto the said
Jerry W. Biggs and wife
the Grantees herein, their (survivors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A parcel of land in the 10th Civil District of Davidson County,Tennessee, in the Union Hill Community,beginning at a stake in Mrs. Beulah Wilson's west line, said stake being 939 feet northerly with said line from the center line of Union Hill Road, Thomas W. Hudgens' northeast corner and the southeast corner of this land, thence with the line of said Hudgens north 87 deb.00' west 152.7 feet to a stake,a corner to said Hudgens in the line of Mrs. Lela B.Knight; thence with the line of said Mrs. Knight north 1 deg. 45' east 1,112.5 feet to an iron stake, a corner to said Mrs. Knight in the line of the Assembly of God Camp Ground; thence with the line of said Camp Groung south 86 deg. 15' east 156.5 feet to an iron stake, a corner of aforesaid Mrs. Wilson in the line of said Camp Ground; thence with the line of said Mrs. Wilson South 1 deg. 55' West 1,109 feet to the beginning, containing 4.1 acres more or less.

Being the northerly portion of the real estate which was conveyed by Louise B. Wingo et al, to Iona B. Hudgens, by deed as of record in Book 3,934, page 92, R.O.D.C. Tennessee.

The above description being according to an unrecorded survey made ty John R. alley, surveyor, dated September 21,1968.

The same property described aabove shall be subject to a right-of-way easement located on the land of Thomas W. Hudgens, providing ingress and egress to and from the aforedescribed land. The said easement shall extend along the easterly line of said Hudgens land from the Union Hill Road on the south, northerly to the southerly line of the said 4.1 acre tract with said Hudgens'

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $3500.00
Subscribed and sworn to before me this the 9th day of February MARCH 19 87
Affiant Patricia Biggs
My commission expires:
(Affix Seal)
Notary Public B. Edwards - Dep. Reg.

unimproved (X)
This is improved ( ) property, known as Union Hill Road, Goodlettsville,Tennessee 37072
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hands this 28th day of February, 19 87 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Maxine H. Ramsey
Maxine H. Ramsey

2507

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me Lowell Wallace, a Notary Public in and for said County and State Maxine Ramsey

the within named bargainor, 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 Goodlettsville Tennessee, this 28 day of February, 19 87.

Lowell Wallace Notary Public

Commission expires 5-13-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____ the within named bargainor, a corporation, and that _____he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

easterly property line being the easterly line of said easement and with the westerly line of said easement being paralle with and 20 feet at right angle from said easterly line.

Being the same property conveyed to Louis Ramsey,Jr. and wife, Maxine H. Ramsey, by deed from Iona B. Hudgens of record in Book 4313, Page 498, Registers office for Davidson County, Tennessee.

The said Louis Ramsey, Jr. is now deceased.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAR 9 12 46 PM '87

IDENTIFICATION REFERENCE

01692

WARRANTY DEED

FROM
Maxine Raysey

TO
Jerry W. Riggs, and wife Pat

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01692

IDENTIFICATION REFERENCE

MAR 9 12 46 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 54538