This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
116 Mt. Juliet Road
P. O. Box 888
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
JACKY W. BIGGS, JR., et ux
1101 Debow Street
Old Hickory, Tennessee 37138

SEND TAX BILLS:
Mortgagee

MORTGAGEE:
Bailey Mortgage Company
200 South Lamar
Jackson, Mississippi 39201

MAP AND PARCEL:

Map	44
Group	15
Parcel	292.00
FBN	4D-41595

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **HENRY HAMMOND PARKER and wife, ANNA KATHERINE PARKER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JACKY W. BIGGS, JR. and wife, CHARMIN L. BIGGS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Being Lot No. 13, Section C, Village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1424, page 66, in the Register's Office for Davidson County, Tennessee; fronting 62.3 feet on Debow Street, containing 0.09 acres, more or less.
>
> Being the same property conveyed to Henry Hammond Parker and wife, Anna Katherine Parker by warranty deed from O. D. Story and wife, Della B. Story dated December 27, 1952, as of record in Book 2106, page 219, Register's Office for Davidson County, Tennessee.

This is improved property known as 1101 Debow Street, Old Hickory, Tennessee 37138

This conveyance is made subject to all zoning ordinances, restrictions and easements of record, or which a visual inspection of the property would reveal, including utility easements described in Book 2106, page 219, said Register's Office; and further subject to those facts, conditions and limitations shown on the plan of record in Plat Book 1424, page 66, said Register's Office, including an easement for public utilities and drainage along the rear and northerly lines of said property. This conveyance is also subject to and/or reserving two (2) permanent easements for utilities, one (1) 16.5 feet wide, more or less, and one (1) 2.5 feet wide, together with all rights in connection with said easements, all as shown on said recorded plan, which is made a part of this conveyance by reference thereto.

Real property taxes for 1989 have been settled between the parties.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JACKY W. BIGGS, JR. and wife, CHARMIN L. BIGGS, their heirs and assigns, forever; and we, HENRY HAMMOND PARKER and wife, ANNA KATHERINE PARKER 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 13th day of December, 1989.

Henry Hammond Parker — Anna Katherine Parker

HENRY HAMMOND PARKER — ANNA KATHERINE PARKER

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **HENRY HAMMOND PARKER and wife, ANNA KATHERINE PARKER**, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 13th day of December, 1989.

Patricia M. Gwin
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $49,000.00.

Jacky W. Biggs Jr.
AFFIANT

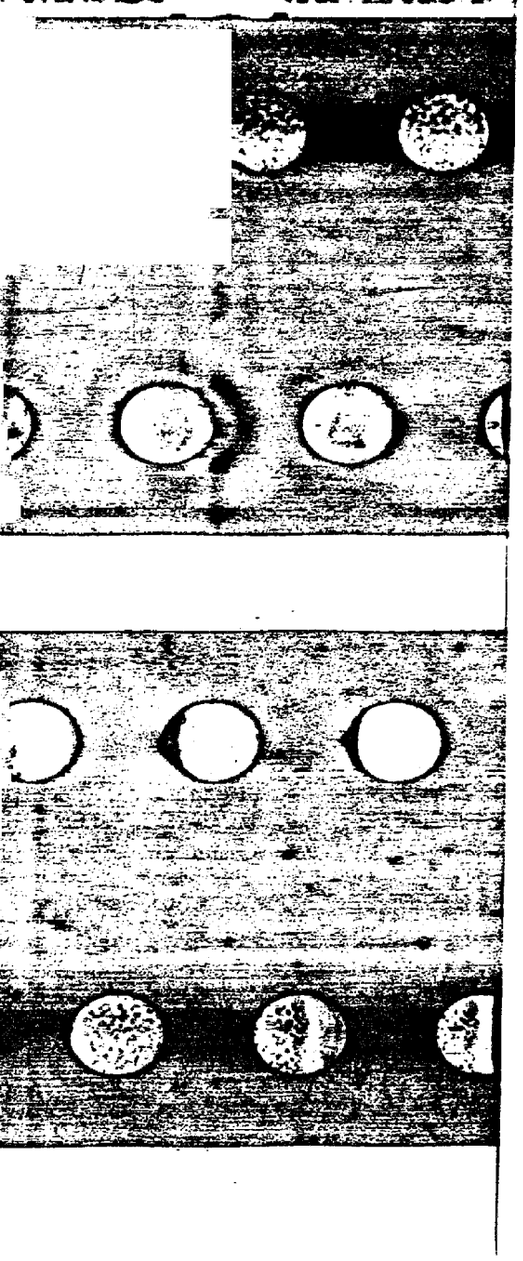
Subscribed and sworn to before me this 13th day of December, 1989.

Patricia M. Gwin
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: March 13, 1993

4683 12/14 01:01 03CHECK 168.70
IDENTIF. TREFERENCE
DEC 14 12 36 PM '89
FELIX DAVIDSON COUNTY TN.
89257



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

RECEIVED OF _____

FOR _____

BOOK 8004 PAGE 958

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 49000.00
				CON TX 161.70
				PRFEE 1.00
				WDEED 6.00
				TOTAL 168.70
				CHECK 168.70
			12/14/89 01	12:36 0001 4683

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89257

IDENTIF. REFERENCE

DEC 14 12 36 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 275850