BOOK 8552 PAGE 820

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February 19 92.

Notary Public

~~MY COMMISSION EXPIRES:~~ _____

(~~AFFIX SEAL~~)

THIS INSTRUMENT WAS PREPARED BY
Melvin B. Butler, Attorney At Law, P. O. Box 60190, Nashville, TN 37206
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. B. Biggs, et ux (NAME)	SAME (NAME)	Map 46
4515 Bull Run Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 22.1
Ashland City, TN 37015 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Fisher Parcel 21

FOR AND IN CONSIDERATION OF THE SUM 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, WE, James Herman Akins and wife, Dorothy Taylor Akins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. B. Biggs and wife, Mary L. Biggs

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, being part of lot No. 2 on the Plan showing the division of the land of Elias P. Simpkins, deceased, as of record in Plan Book 2, page 64, Chancery Court at Nashville, described according to a survey made by Donald R. Carver, Surveyor, August 10, 1962, as follows:

Beginning in the center of Bull Run Road at the southeast corner of the property conveyed to Wayne Fisher and wife, by deed from J. L. Gallaher, of record in Book 3308, page 184, Register's Office for said county; thence with said Fisher's eastern boundary line north 26 degrees 15' west 400 feet to an iron pin in said Fisher's northeast corner; thence north 63 degrees 45' east 480 feet to a point in the western boundary line of the property conveyed to Charles H. Elliott and wife, by deed from Ithel L. Skipper and wife, of record in book 2745, page 101, said Register's Office; thence with said Elliott's western boundary line south 2 degrees 30' west 480 feet to the center of Bull Run Road; thence with the center of same south 63 degrees 45' west 255.5 feet to the beginning, containing 4.66 acres, more or less.

Being the same property conveyed to James Herman Akins and wife, Dorothy Taylor Akins by deed from J. L. Gallaher, unmarried, dated September 10, 1962, and recorded in Book 3433, page 107, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 4748 Bull Run Rd., Ashland City, TN 37015
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever: and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this _____ day of February, 19 92

James Herman Akins

Dorothy Akins

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Charlotte Bailey, a Notary Public in and for said County and State, the within named James Herman Akins and wife, Dorothy Taylor Akins

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 day of February, 19 92

Commission expires 9-16-95

Charlotte Bailey
Notary Public

CHARLOTTE BAILEY NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) (himself) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

2258 02/19 0101 03CHECK 77.30

WARRANTY DEED

FROM
JAMES HERMAN AKINS AND WIFE,
DOROTHY TAYLOR AKINS

TO
R. B. BIGGS AND WIFE, MARY
L. BIGGS

PICK-UP

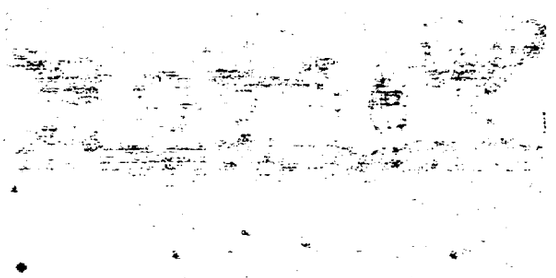
FEB 19 10 10 AM '92
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

85134

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



RECEIVED OF _____

FOR _____

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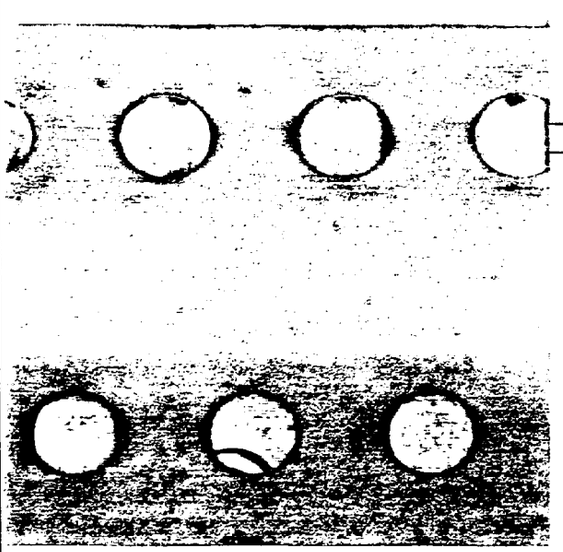


CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 19000.00
				CON TX 70.30
				PRFEE 1.00
				WDEED 6.00
				TOTAL 77.30
				CHECK 77.30
			02/19/92 01	10:10 0001 2258



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.5.1.3.4

IDENTIFICATION REFERENCE

FEB 19 10 10 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 502818