BOOK 9564 PG 657

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF Davidson)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,000.00

Veralyn A. Biggs
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3rd DAY OF January, 19 95

Jimmy A. Duncan
NOTARY PUBLIC

My Commission expires: 11-25-95

mail

THIS INSTRUMENT PREPARED BY
Jimmy A. Duncan, Atty., 4904 Charlotte Avenue, Nashville, Tennessee 37209
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Veralyn Alene Biggs (NAME)	SAME (NAME)	Map 66
8489 Biggs Road (ADDRESS)	(ADDRESS)	Parcel 45
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Alice McClendon and Donald L. McClendon

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Veralyn Alene Biggs, unmarried

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT A ATTACHED

95 JAN -5 AM 10:42
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

23040
IDENTIF. ← REFERENCE

unimproved ( )
This is improved ( ) property, known as 8449 Biggs Road, Nashville, TN 37209
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 3rd day of January, 19 95.

Alice L McClendon

Donald L McClendon

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Alice McClendon and Donald L. McClendon, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 3rd day of January, 19 95.

My Commission expires:
11-25-95

Jimmy A. Duncan
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

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

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

My Commission expires:

_____
Notary Public

94 3 01/05 01:01 03CHECK

42-60

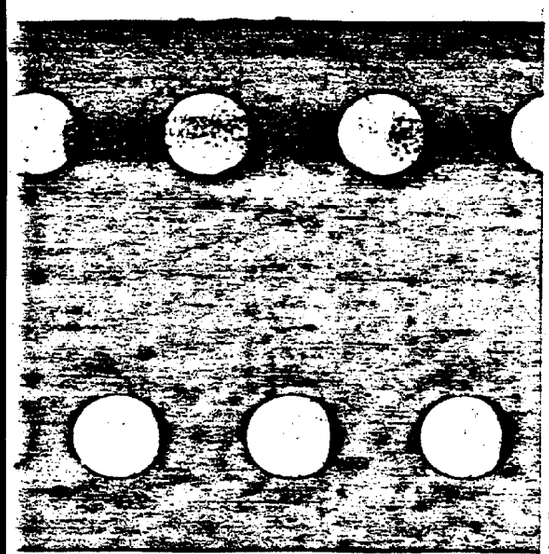
"EXHIBIT A"

A tract of land that lies wholly in the 8th Civil District of Davidson County, Tennessee and generally bounded northerly by River Road and Biggs Road, Easterly by Bailey and George McClendon, Southerly by George McClendon, and westerly by Alice & Donald McClendon, said tract being show on property map 66 and being more particularly described as follows:

Beginning at an iron rod (new) in the southerly right of way of River Road, said Rod being 30 feet from the center of River Road, said Rod being the Northwest corner of Willie T. Bailey, et ux. Property (Book 5663, Page 644 R.O.D.C.), and said Rod being S 46 Deg. 14 Min. 40 Sec. E. 153.96' from a railroad spike (new) set at the centerline intersection of Biggs Road and River Road. Thence with Bailey's Westerly property line and closely following a fence S 16 Deg. 21 Min. 31 Sec. W 657.25' to a steel fence post (old), said post being Bailey's Southwest corner and interior westerly corner of the George McClendon, et ux. property (Book 4628, Page 852, R.O.D.C.) Thence with McClendon's Westerly property line and near an old fence row that meanders toward the McClendon property S. 18 Deg. 15 Min. 00 Sec. W 688.92' to an iron rod (new), said rod being the Westerly line of the McClendon property, said rod being the Northeast corner of a second tract owned by George McClendon, et ux. (Book 8408, Page 598, R.O.D.C). and said rod being N 18 Deg. 15 Min. 00 Sec. E 552.32' from a steel post (old) in a hollow that marks the Southeast corner of McClendon's Tract (Book 8408, Page 598, R.O.D.C.) and an interior corner of McClendon's tract (Book 4628, Page 852, R.O.D.C.). thence with McClendon's Northerly property line (Book 8408, Page 598, R.O. D.C.) S 69 Deg. 16 Min. 46 Sec. W. 106.56' to an iron rod (new) in McClendon's Northerly property line, said Rod being N 69 Deg. 16 Min. 46 Sec. E 42.89' from a steel fence post (old) that marks an interior Northerly corner of the McClendon property (Book 8408, Page 598, R.O.D.C). thence with a new line, severing the parent tract of Alice McClendon (Book 7664, Page 438, R.O.D.C) the following 6 calls; N 13 Deg. 51 Min. 00 Sec. W. 307.88 to an iron rod (new) at a 9 inch Hickory Pointer: N 04 Deg. 54 Min. 08 Sec. W 127.35" to an iron rod (new) at a 9 inch Oak pointer; N 05 Deg. 28 Min. 20 Sec. W 127.74' to an iron rod (new) at an 17 inch cedar pointer; N 03 Deg. 11 Min. 05 Sec. E 238.08' to an iron rod (new) at an 11 inch Cedar pointer; N 47 Deg. 14 Min. 35 Sec. W 120.00' to an iron rod (new); N 42 Deg. 49 Min. 11 Sec. W 91.17' to an iron rod (new) in the Southeasterly right of way of Biggs Road, said rod being 16.5 feet from the center of said road. Thence with the Southeasterly right of way of Biggs Road, 16.5 feet from the center of said road, N. 47 Deg. 49 Min. 28 Sec. E 270.25' thence with a curve to the right, said curve having a Delta Angle of 33 Deg. 11 Min. 36 Sec., a radius of 319.01' a Tangent of 95.08', an Arc length of 184.82;, and a Chord of N 64 Deg. 25 Min. 16 Sec. E 182.24'. Thence N 81 Deg. 01 Min. 04 Sec. E 34.04;. Thence with a curve to the left, said curve having a Delta Angle of 30 Deg. 54 Min. 13 Sec., a radius of 468.50'. a Tangent of 129.50'. an Arc Length of 252.69', and a chord of N 65 Deg. 33 Min. 58 Sec. E 249.64' to an iron rod (new), said rod marking the intersection of the Southerly right of way of River Road and the Easterly right of way of Biggs Road, said rod being 30 feet from the center of River Road, and said Rod being 16.5 feet from the center of Biggs Road. Thence with the Southerly right of way of River Road S 57 Deg. 28 Min. 50 Sec. E 138.95' to the point of beginning, containing 11.733 acres, according to a survey by M. Gregory Underwood, RLS #1299, 9086 Old Harding Road, Franklin, Tennessee 37064, Plat dated November 30, 1994.

Above described property is subject to an easement in favor of Harpeth Valley Utility District for an existing 3" PVC water main as shown on Plans at the Harpeth Valley Utility District Office.

Being a portion of the Alice McClendon and Donald L. McClendon property as of record in Deed Book 7664, Page 438, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

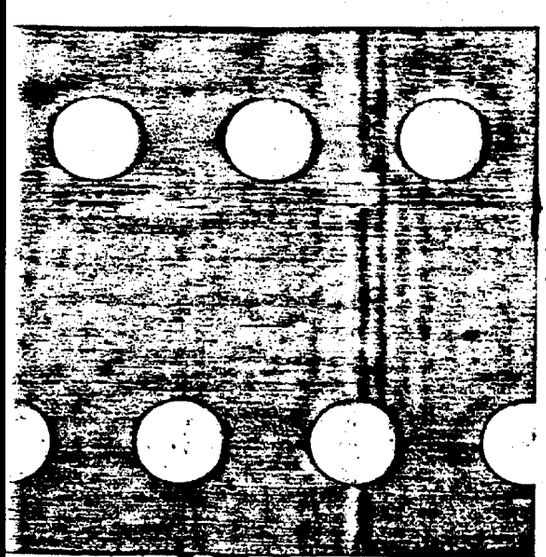
BOOK 9564 PG 660

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

CAMT	8000.00
CON TX	29.60
PRFEE	1.00
MDEED	12.00
TOTAL	42.60
CHECK	42.60

01/05/95 01 10:42 0001 9433



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23040
IDENTIF. ↑ REFERENCE

95 JAN -5 AM 10:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 869303