0065806

IDENTIF. & REFERENCE

This Instrument Prepared By:

Daniel W. Small, BPR 6359
Attorney At Law
3100 West End Avenue
Suite 250
Nashville, Tennessee 37203

95 JUN -1 PM 1:09

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
LawnScape, Inc. 4515 Bull Run Road Ashland City, Tennessee 37015	SAME	Tax Parcel # 56-56

BOOK 9687 PG 372

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and adequacy of all of which are hereby acknowledged, R. B. BIGGS and wife, MARY L. BIGGS, the Grantors herein, have bargained and by these presents do transfer and convey unto LAWNSCAPE, INC., a Tennessee corporation, the Grantee herein, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Certain real property described on the attached Exhibit "A" hereto, the provisions of which Exhibit "A" are hereby incorporated herein by reference.
>
> BEING part of the same property conveyed to R. B. Biggs and Mary L. Biggs, by QuitClaim Deed from Melvin Butler, Trustee of record in Book 6033, Page 4, Register's Office for Davidson County, Tennessee
>
> This is part of the property known as 4515 Bull Run Road, Ashland City, Tennessee 37015. This property description is based in part on a survey of this property dated May 25, 1995 and prepared by A & A Engineers, Inc.

TOGETHER WITH all buildings, structures and improvements located on or attached to said property.

TO HAVE AND TO HOLD the said tract or parcel of land and the buildings, structures and improvements located thereon, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for current taxes and restrictions and easements of records. The Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of May, 1995.

R. B. BIGGS

MARY L. BIGGS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel W. Small, a Notary Public of said county, R. B. BIGGS, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 1995.

Notary Public

My Commission Expires: 1-20-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel W. Small, a Notary Public of said county, MARY L. BIGGS, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 1995.

Notary Public

My Commission Expires: 1-20-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is ~~$10.00~~ $40,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

LAWNSCAPE, INC.,
a Tennessee corporation

By: Michael S. Ridings, Pres. by Daniel W. Small, Attorney
Michael S. Ridings

SWORN to and subscribed before me, this 30th day of May, 1995.

DIANE W. EAKIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Diane W. Eakin
Notary Public

My Commission Expires:

My Commission Expires MAY 25, 1996

dox/b5/LawnScap.WD

EXHIBIT "A"

R. B. BIGGS TRACT
LEGAL DESCRIPTION
4515 BULL RUN ROAD
ASHLAND CITY, TENNESSEE

BOOK 9687PG375

Land in Davidson County, Tennessee as shown on Tax Map 56, being part of Parcel 56, situated on the South side of Bull Run Road and more particularly described as follows:

Beginning at a point in the center of Bull Run Road, said point being the Northwest corner of the Nealey White etux property of record in Deed Book 3341, Page 439 R.O.D.C.TN.; thence leaving said road along an old fence S 41° 40' 10" E 470.18 feet to a point; thence N 69° 49' 10" E 322.50 feet to a point; thence N 67° 00' 45" E 112.00 feet to a point; thence S 30° 35' 25" E 20.00 feet to a point; thence N 65° 51' 50 " E 16.00 feet to a point; thence S 41° 09' 21" E 123.95 feet to a point; thence S 18° 01' 56" E 147.33 feet to a point; thence S 84° 13' 45" E 73.54 feet to a point; thence S 39° 06' 13" E 206.04 feet to a point; thence S 31° 31' 06" E 206.00 feet to a point; thence following the remanents of an old fence S 45° 50' 24" W 108.35 feet to a point; thence N 74° 33' 49" W 1108.25 feet to a point; thence N 37° 15' 00" W 470.00 feet to a point in the centerline of Bull Run Road; thence with said center line N 52° 45' 00" E 313.22 feet to the point of beginning, said tract containing 11.97 acres, more or less.

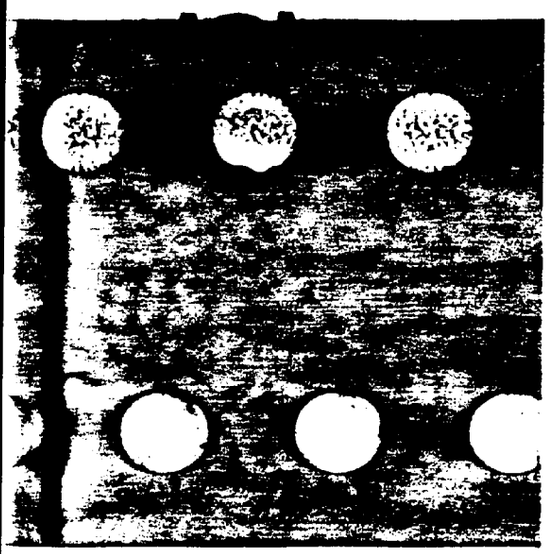
BEING part of the same property conveyed to R. B. Biggs and Mary L. Biggs, by QuitClaim Deed from Melvin Butler, Trustee of record in Book 6033, Page 4, Register's Office for Davidson County, Tennessee. This is part of the property known as 4515 Bull Run Road, Ashland City, Tennessee 37015. This property description is based in part on a survey of this property dated May 25, 1995 and prepared by A & A Engineers, Inc. *

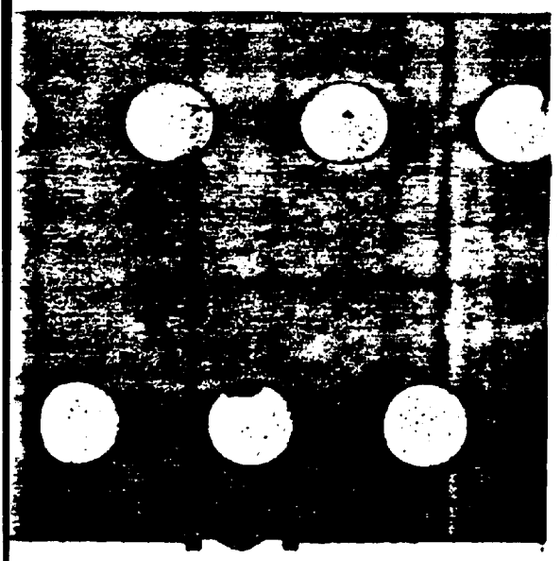
This conveyance is expressly made subject to all matters of record and all visible easements, as well as to real estate taxes for the year 1995.

dox/5
Ridings2.Des

*Survey prepared by Howard W. Anderson, Registered Land Surveyor (Tennessee No. 527), P. O. Box 40048, Nashville, TN 37204.

6564 06/01 0101 03CHECK 165.00





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

RECEIVED OF _____

FOR _____

BOOK 9687 PG 376

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 16.00
TOTAL 165.00
CHECK 165.00

06/01/95 01 13:12 0001 6564

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0065806
IDENTIF. ↑ REFERENCE

95 JUN -1 PM 1:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915873