0065807

IDENTIF. & REFERENCE

BOOK 9687 PG 377

This Instrument Prepared By:

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

95 JUN -1 PM 1:10

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

| Address New Owner: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Michael S. Ridings<br>and Cheryl Ridings<br>4515 Bull Run Road<br>Ashland City, Tennessee 37015 | SAME | Tax Parcel # 56-56 |

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, the Undersigned R. B. Biggs and wife Mary L. Biggs (collectively, the "Grantors") by this instrument hereby **QUITCLAIM** all of the interest of Grantors in the hereinafter described property unto Michael S. Ridings and Wife, Cheryl Ridings, their heirs and assigns forever, the property 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, including without limitation the dwelling presently located and affixed on the property.

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

RB Biggs
R. B. BIGGS

Mary L. 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. This is equal to or greater than the property would bring at a fair and voluntary sale.

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

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

Diane W. Eakin
Notary Public

My Commission Expires: DIANE W. EAKIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires MAY 25, 1996

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EXHIBIT "A"

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

BOOK 9687 PG 379

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 219.35 feet to a point; thence S 62°32' 50" W 125.18 feet to a point; thence S 76° 06' 21" W 103.95 feet to a point; thence N 75° 34' 03" W 77.82 feet to a point; thence N 68° 03'02" W 271.71 feet to a point; thence N 88° 51' 43" W 216.35 feet to a point; thence S 76° 35' 10" W 437.25 feet to a point; thence N 26° 11' 50" W 264.00 feet to a point; thence following an old fence N 30° 41' 50" W 440.55 feet to a point in the center line of Bull Run Road; thence with said center line N 52° 45' 00" E 626.43 feet to the point of beginning, said tract containing 23.05 acres, more or less.

*PROVIDED, THAT*, included in the above description but excluded from this conveyance is the following described land:

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. *

IT IS THE GRANTOR'S INTENTION TO CONVEY TO THE GRANTEE ALL OF THE PROPERTY DESCRIBED ABOVE AND DESCRIBED IN SAID DEED OF RECORD IN BOOK 6033, PAGE 4, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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