BOOK 10062 PG 435

QUITCLAIM DEED

[This instrument prepared by:]
[Richard R. Hedgepath, Atty., 4800 Charlotte Ave., Nashville, TN 37209]
[(Upon information provided by Grantor(s) and Grantee(s)]

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No.
Rebecca Biggs and husband,		~~To be~~
Paul Biggs	Same	~~assigned~~
		94 22235
5814 Couch Dr.		
		14-00
Nashville, TN 37209		pd 83

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, we, **James Surratt, Sr.** and wife, **Dorothy L. Surratt**, hereinafter referred to as Grantors, by these presents do hereby quitclaim and convey unto **Rebecca Biggs** and husband, **Paul Biggs**, hereinafter referred to as Grantees, their successors and assigns, all our right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot No. 2 of the Subdivision of the Surratt Property beginning at a concrete monument in the westerly margin of Coley Davis Road; thence south 3 deg. 10 min. east 226.83 feet to an iron pipe; thence south 40 deg. 00 min. west 592.58 feet to an iron pin; thence south 40 deg. 00 min. west to a point in the center of Harpeth River; thence along the center of the river north 81 deg. 09 min. west 156.0 feet to a point; thence south 32 deg. 17 min. west 69.97 feet to an iron pin; thence south 32 deg. 17 min. west 402.46 feet to an iron pin; thence south 23 deg. 56 min. west 472.26 feet to an iron pin in the westerly margin of Coley Davis Road; thence south 16 deg. 31 min. east 120.12 feet to an iron pipe; thence south 88 deg. 49 min. east 92.6 feet to the point of beginning, containing 3.92 acres more or less according to a survey by Turner Engineering Company, of record in Book 5800, Page 327, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to James Surratt and wife, Dorothy L. Surratt by deed from John Thomas Stephens, an unmarried person, as of record in Book 6080, Page 299, Register's Office for Davidson County, Tennessee.

There is a 40 foot minimum setback line from Coley Davis Road. There is a 10 foot public utility and drainage easement along the easterly boundary of said property and along the rear of said property 85 feet from the center of Harpeth River. There is a 100 year flood plain restriction from approximately 220 feet from the margin of Coley Davis Road to the rear of the property. There is a 5 foot by 25 foot anchor easement on the northeast corner of said lot at Coley Davis Road and two 5 foot by 25 foot anchor easements in the margin of Coley Davis Road at approximately the mid-point of the road frontage on Coley Davis Road. The further restrictions and requirement as set out in Book 5800, Page 327, in the notes numbered 1 through 10.

The above description is <u>not</u> the same as in the previous deed of record.

This is unimproved property known as _____ **Coley Davis Rd., Nashville, TN 37221.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness our hands this 23rd day of May, 1996, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James Surratt Sr.
JAMES SURRATT, SR. - Grantor

Dorothy L. Surratt
DOROTHY L. SURRATT - Grantor

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.
96 MAY 28 PM 1:14

PICK-UP

IDENTIFICATION REFERENCE
0185654

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Surratt, Sr.** and wife, **Dorothy L. Surratt**, the within named 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of May, 1996.

RICHARD R. HEDGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: _____

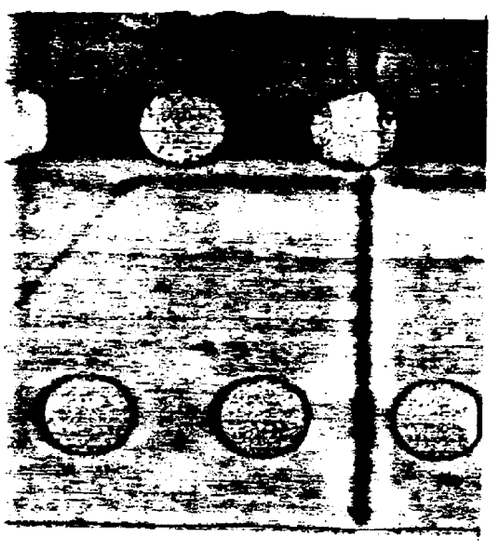
My Commission Expires NOV. 22, 1997

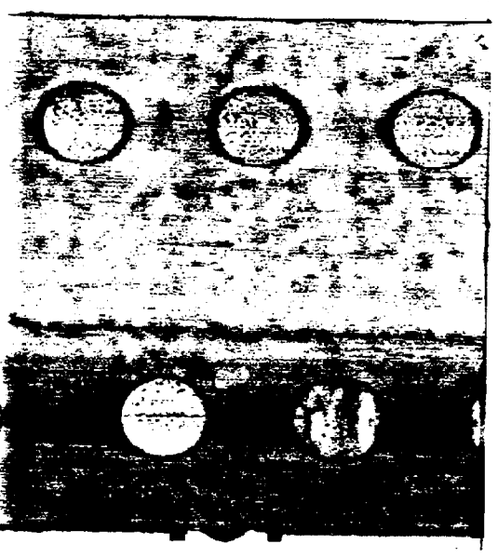
[**STATE OF TENNESSEE** The consideration or value whichever is]
[**COUNTY OF DAVIDSON** greater, for this transfer is $ 9,500.00]
[ ]
[Subscribed and sworn to before me Affiant]
[this 23rd day of May, 1996.]
[ ]
[ ]
[**Notary Public**]
[My commission expires: _____]
[_____]

RICHARD R. HEDGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 1997

3550 05/28 0101 03CHECK 44.15





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

RECEIVED OF _____

FOR _____

BOOK 10062 PG 437

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 9500.00
CON TX 35.15
PRFEE 1.00
WDEED 8.00
TOTAL 44.15
CHECK 44.15

05/28/96 01 13:18 0001 5850

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0185654
IDENTIF. ↑ REFERENCE

96 MAY 28 PM 1:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1043769