OLD REPUBLIC

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

BOOK 10086 PG 348

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$ -0-

Veralyn A. Biggs
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE
13th DAY OF June, 1996

Jimmy A. Duncan
NOTARY PUBLIC

My Commission expires: 9-18-99

THIS INSTRUMENT PREPARED BY

Jimmy A. Duncan, 4904 Charlotte Avenue, Nashville, TN 37209

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Shannon Keith Biggs et ux	SAME	Map 66
(NAME)	(NAME)	
8489 Biggs Road		P/O Parcel 45
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Quitclaim Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Veralyn Alene Biggs, unmarried

has bargained and sold, and by these presents does remise, release and QUITCLAIM unto

Shannon Keith Biggs and wife, Stephanie Gail Biggs

all of his right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT A ATTACHED

FOR DESCRIPTION

3254 06/14 0101 01CASH 12.00

0192490
IDENTIFICATION REFERENCE

96 JUN 14 AM 9:03
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

This is unimproved ( ) improved ( ) property, known as

(House Number) (Street) (City) (State) (Zip)

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 13th day of June, 1996.

Veralyn A. Biggs

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10086 PG 349

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 Veralyn Alene Biggs, unmarried, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of June, 1996.

My Commission expires:
9-18-99

Jimmy A. Duncan
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON

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 __he__ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 199__.

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 __he__ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 199__.

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

"EXHIBIT A"

A tract of land in the 8th Civil District of Metropolitan Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod found on the south right-of-way line of River Road (a 60 foot wide right-of-way) said pin being the northwest corner of the Willie T. Bailey, et ux property as recorded in deed book 5663, page 644, R.O.D.C., Tennessee thence,

1. Leaving the south right-of-way line of River Road and with the west line of the Bailey property, S16 deg. 21' 31" W. 657.25 feet to a steel fence post found at the northwest corner of the George McClendon, et ux property as recorded in deed book 4628, page 852, R.O.D.C., Tennessee; thence
2. With the west line of the McClendon property S 18 deg. 15' 00" W, 688.92 feet to an iron rod found; thence,
3. Continuing with the westerly line of the George McClendon property as recorded in deed book 8408, page 598, R.O.D.C., Tennessee, S 69 deg. 16' 46" W, 106.56 feet to an iron rod found in the east line of the remaining portion of the Alice McClendon property as recorded in deed book 7664, page 438, R.O.D.C., Tennessee; thence,
4. Leaving the east line of the Alice McClendon property and with a new line of division thru the Veralyn Alene Biggs property as recorded in deed book 9564, page 657, R.O.D.C., Tennessee, N 25 deg. 33' 35" E, 173.52 feet to an iron rod set; thence,
5. Continuing with said line of division, N. 16 deg. 21' 31" E, 776.00 feet to an iron rod set; thence,
6. Continuing with said line division N 73 deg. 38' 29" W, 303.52 feet to an iron rod set; thence,
7. Continuing with said line of division, N 42 deg. 49' 11" W. 195.22 feet to an iron rod set in the southeasterly right-of-way of Biggs Road (a 33 foot wide right-of-way); thence,
8. With the southeasterly right-of-way of Biggs Road, N 47 deg. 49' 28" E, 199.52 feet; thence,
9. Continuing with the southeasterly right-of-way of Biggs Road, 184.82 feet along the arc of a curve to the right that has a radius of 319.01 feet, said curve has a chord bearing and distance of N 64 deg. 25' 16" E, 182.24 feet; thence,
10. Continuing with said right-of-way, N 81 deg. 01' 04" 34.04 feet; thence,
11. Continuing with said right-of-way, 252.69 feet along the arc of a curve to the left that has a radius of 468.50 feet to an iron rod found at the intersection of the south right-of-way line of River Road and the southeasterly right-of-way of Biggs Road, said curve has a chord bearing and distance of N 65 deg. 33' 58" E, 249.64 feet; thence,
12. With the south right-of-way line of River Road, S 57 deg. 28' 50' E, 138.95 feet to the point of beginning and containing 5.866 acres more or less according to a survey dated June 11, 1996 and prepared by Kevin L. Birdwell T.R.L.S. No. 1797, 4060 Carters Creek Pike, Franklin, TN 37064.

Being part of the same property conveyed to Veralyn Alene Biggs by deed of record in book 9564, page 657, R.O.D.C., Tennessee.