BOOK 10298 PG 108

Name & Address New Owner:
JERRY BIGGS AND WIFE,
PATRICIA BIGGS
1916 Union Hill Road
Goodlettsville, TN 37072

Send Tax Bills to:
Same as New Owner

Tax Map and Parcel Nos.
Map 16
Parcel 259

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 of all of which is hereby acknowledged, **WE, SHERRY L. JAMES, formerly known as SHERRY LYNN BINKLEY NEWTON AND HUSBAND, DARRELL JAMES, Grantors,** have bargained and sold and by these presents do hereby transfer and convey unto **JERRY BIGGS AND WIFE PATRICIA BIGGS,** hereinafter called the **Grantees,** their successors and assigns, a certain tract or parcel of land located in **DAVIDSON** County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in any way appertaining to the said Grantees, their successors and assigns in fee simple forever.

GRANTORS do hereby covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered. This conveyance is made subject to obligations of Grantors as set forth in that certain Dedication of Easement for Ingress and Egress and Private Utilities of record in Book 10071, Page 728, Register's Office for Davidson County, Tennessee.

GRANTORS do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

Whenever 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 my hand this the 13th day of DECEMBER, 1996.

Sherry L James

SHERRY L. JAMES, formerly known as Sherry Lynn Binkley Newton

Darrell James

0257970
IDENTIF. ↑ REFERENCE

96 DEC 23 AM 8:48
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SHERRY L. JAMES AND HUSBAND, DARRELL JAMES, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 13th day of December, 1996.

Commission expires: 5/23/98

Deanie L. Gregory
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Affiant

Sworn to and subscribed before me
this the 13th day of December, 1996.

Deanie L. Gregory
Notary Public

My Commission expires: 5/23/98

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, Tn 37115

EXHIBIT "A" BK/10298PG110

Land in Davidson County, Tennessee, described as follows:

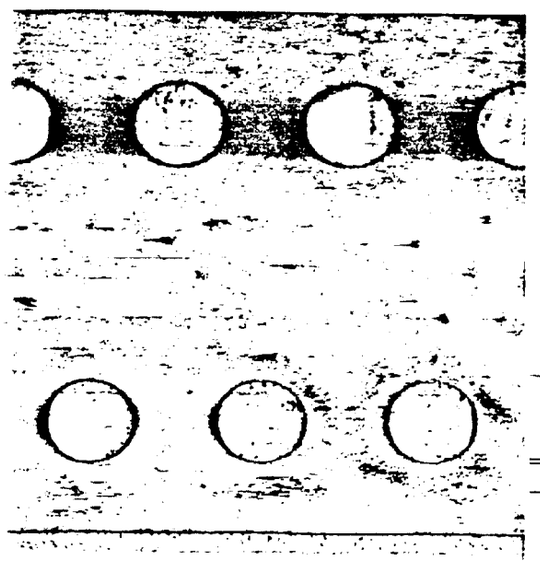
BEGINNING at an iron pin marking the southeast corner of this tract and the northeast corner of the property conveyed to Chuck T. Evans and Paula E. King, both unmarried, of record in Book 9849, Page 928, Register's Office for Davidson County, Tennessee, said point being North Ø1 deg. 28 min. Ø5 sec. East 466.17 feet from an iron pin in the center of Union Hill Road, a corner to the property conveyed to Jerry W. Biggs, et ux, of record in Book 4733, Page 148, Register's Office for Davidson County, Tennessee; thence with the line of Evans and King, North 89 deg. 41 min. 41 sec. West 162.86 feet to an iron pin in the line of the property conveyed to Sherry L. Newton, Stacy L. Newto and Jeremy Newton of record in Book 95Ø6, Page 569, Register's Office for Davidson County, Tennessee; thence with said line North Ø1 deg. 41 min. 14 sec. East 1,673 feet to a point; thence South 86 deg. 15 min. East 156.5 feet to a point in the line of Biggs; thence with the line of Biggs, South Ø1 deg. 28 min. Ø5 sec. West 1,693 feet to the point of beginning, containing 6.193 acres, more or less.

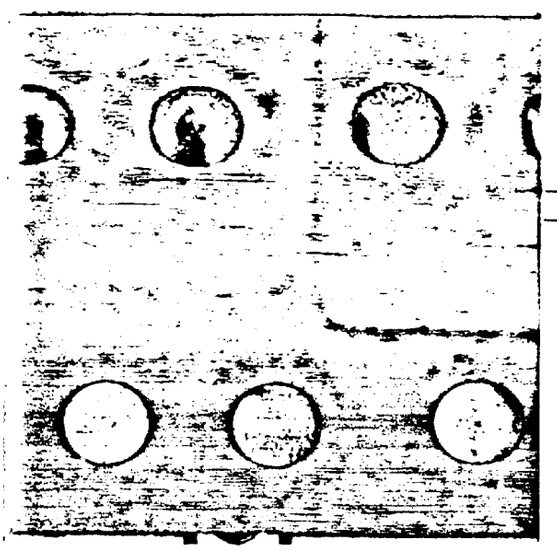
Being a part of the same property conveyed to Jerry L. Newton and wife, Sherry Binkley Newton by deed from Lela B. Knight and husband, Walter Knight of record in Book 4953, Page 475, Register's Office for Davidson County, Tennessee. Said property was subsequently conveyed to Sherry Lynn Binkley Newton by Installment Deed from Jerry Leon Newton of record in Book 95Ø6, Page 571 pursuant to a Final Decree of Divorce of record in Book 9475, Page 639, said Register's Office.

TOGETHER WITH ALL RIGHT, TITLE, INTEREST AND OBLIGATION OF SHERRY LYNN BINKLEY NEWTON a/k/a SHERRY L. JAMES in and to that Dedication of Easement For Ingress and Egress and Private Utilities of record in Book 1Ø071, Page 728, Register's Office for Davidson County, Tennessee.

1940
THIS IS UNIMPROVED PROPERTY LOCATED AT/ UNION HILL ROAD, GOODLETTSVILLE, TN 37072

8090 12/23 0101 03CHECK 87.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10298 PG 111

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	20000.00
CON TX	74.00
PRFEE	1.00
WDEED	12.00
TOTAL	87.00
CHECK	87.00

12/23/96 01 08:47 0001 8090

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257970
IDENTIF. ↑ REFERENCE

96 DEC 23 AM 8:48

REGISTER
DAVIDSON COUNTY, TN.

No. 1100665