STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,049.33.

Affiant

My Commission Expires: My Commission Expires [illegible]

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February 1911

Notary Public

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Madison Title Company
101 Shepherd Hills Drive
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):
Dallas Morgan
340 Hickory St
Madison, TN 37115

SEND TAX BILLS TO:
SAME

MAP 43-13, Parcel 320

BOOK 10379 PG 646

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, **Buford Ray Biggs and wife, Joy Biggs**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **Dallas Morgan**, (the "Grantee"), his successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 21 of Block "D" on the Plan of Crittenden Estates, as of record in Book 974, page 69, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Buford Ray Biggs and wife, Joy Biggs by deed from Robert Bruce Logan, Executor of record in Book 9189, page 729, Register's Office for Davidson County, Tennessee.

This is improved property known as 340 Hickory Street, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real

estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This deed has been prepared from information furnished by said Grantors. Any liability shall be the responsibility of said Grantors.

WITNESS our hand(s) this the 28th day of February. 1997.

BUFORD RAY BIGGS

JOY BIGGS

BOOK 10379 PG 647

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Buford Ray Biggs and wife, Joy Biggs, the within named bargainor, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 28th day of February, 1997.

NOTARY PUBLIC

My Commission Expires:

02821 01
IDENTIFICATION REFERENCE

97 MAR 14 AM 9:20
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

6762 03/14 0101 03CHECK 187.00

Loan Number 0582668

THE FOLLOWING CLAUSE MUST BE CONTAINED IN THE DEED USED TO TRANSFER TITLE ON THIS PROPERTY

(IF ATTACHED TO THE DEED AS AN EXHIBIT BOTH BUYERS AND SELLERS MUST SIGN DIRECTLY BELOW THE CLAUSE)

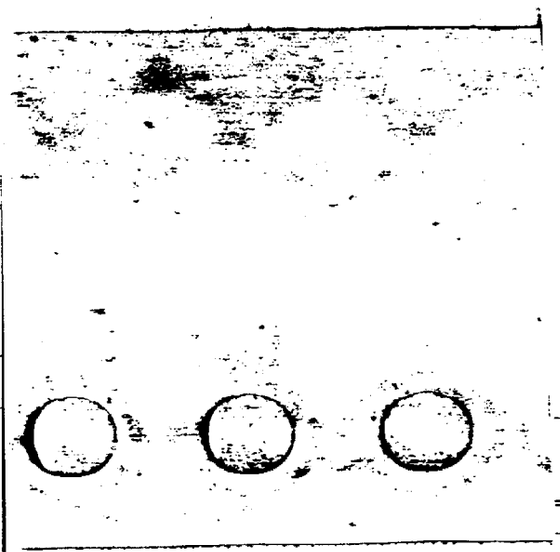
BOOK 10379 PG 648

Grantees herein, as a part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain mortgage (or Deed of Trust) made from Buford Ray Biggs and wife, Joy Biggs to Norwest Mortgage, Inc., which mortgage is recorded in the office of Register of Deeds for Davidson County, TN, in book 9189 and page 732 and/or Document Number _____. And for the same consideration Grantees hereby assume the obligation of Buford Ray Biggs and wife, Joy Biggs under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of Chapter 37, Title 38 of the United States Code, and supersedes any State or local law barring or limiting deficiencies following foreclosure of real property.

Buford Ray Biggs

Dallas F. Morgan

JOY BIGGS



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

RECEIVED OF _____

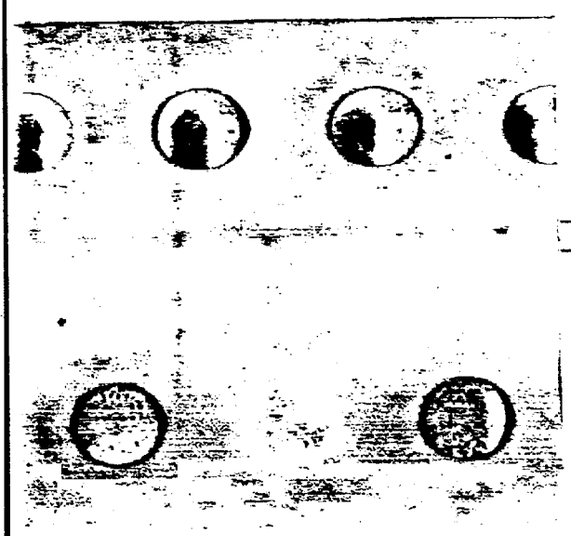
FOR _____

BOOK 10379 PG 649

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	47049.33
			CON TX	174.08
			PRFEE	1.00
			WDEED	12.00
			TOTAL	187.08
			CHECK	187.08
03/14/97	01		09:20 0001	6762

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0282707
IDENTIF. ↑ REFERENCE

97 MAR 14 AM 9:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1127115