BOOK 10427 PG 128

THIS INSTRUMENT PREPARED BY:
**DEAN ROBINSON, ATTORNEY**
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Joseph D. Fox
3101 Earhart Road
Hermitage, TN 37076

**MORTGAGEE:**
Standard Federal Bank
2600 W. Big Beaver Road
Troy, MI 48084

**SEND TAX BILLS:**
New Owner

**MAP-PARCEL:**
Map 98
Parcel 40.01

2882 04/24 0101 03CHECK 8.00

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Timothy L. Biggs and wife, Janice L. Hall Biggs,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joseph D. Fox, unmarried** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the 4th Civil District of Davidson County, Tennessee, and more particularly described according to a survey by Campbell Surveying, dated March 24, 1987, as follows:

Beginning at a concrete marker in the east margin of Earhart Road at the South edge of I-40 East; thence South 4 deg. 52 min. West 216.5 feet along and with the east margin of the said Earhart Road to the northwest corner of the Mark D. Plenke property; thence South 82 deg. 38 min. East 175.85 feet to a point; thence North 5 deg. 15 min. East, 187.35 feet to an iron pin; thence North 0 deg. 03 min. East 53.5 feet to a point in the south margin of the said I-40 East; thence South 89 deg. 23 min. West, 174.0 feet along and with the south margin of I-40 East to the point of beginning.

Being the same property conveyed to Timothy L. Biggs, unmarried and Janice L. Hall, unmarried, by virtue of a deed from L. D. Hornbuckle and wife, Jean Hornbuckle and Issac D. House and wife, Dorothy House, as of record in Book 7188, page 324, Register's Office for Davidson County, Tennessee.

02971484
IDENTIFICATION REFERENCE

97 APR 24 AM 10:10
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 3103 Earhart Road, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, restrictive covenants, easements, covenants and conditions as shown of record, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 31st day of March, 1997.

TIMOTHY L. BIGGS

JANICE L. BIGGS HALL

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TIMOTHY L. BIGGS AND WIFE, JANICE L. BIGGS** HALL, 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 within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 31st day of March, 1997.

NOTARY PUBLIC

MICHELE M. COOPER NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 03-22-2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $83,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of March, 1997.

NOTARY PUBLIC

MICHELE M. COOPER NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 03-22-2001

Dean

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WILSON COUNTY, TENNESSEE
Received for recording the 2 day
of APR, 1997 at 8:00 AM
Notebook 32 8.00 page 375
REC. FEE $ 8 REC# 10963-002
STATE TAX $ 307.10 THERSA FRANKLIN
REG. FEE $ 1.00 Deputy Register
RECORDED IN Deed BK 450 PG 888
MARGIE TRICE, REGISTER OF DEEDS