PLEASE RECORD & RETURN TO:
BEATY TITLE COMPANY - NASHVILLE

This instrument prepared by:
Kay B. Housch, Esq.
BPR #010995
214 Second Ave. North, Suite Two
Nashville, TN 37201
FILE #980435

BOOK 10800 PG 43

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) SHANNON KEITH BIGGS	(NAME) SAME	Map 66
(STREET ADDRESS) 8352 RIVER ROAD PIKE	(STREET ADDRESS)	Parcel 104
(City) (State) (Zip) NASHVILLE, TN 37209	(City) (State) (Zip)	

FOR AND IN CONSIDERATION *of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged,* ALICE MCCLENDON *by these presents do hereby quitclaim and convey unto* SHANNON KEITH BIGGS AND WIFE, STEPHANIE ~~GAIL~~ BIGGS *successors and assigns, all her right, title and interest in and to the following described tract of land:*
BURNETT
SEE ATTACHED EXHIBIT "A"

STATE OF TENNESSEE
COUNTY OF
Subscribed and sworn to before me this the 9th *day of* February 19 98

The actual consideration or value whichever is greater, for this transfer is $ 0.00

Affiant

My commission expires: Jan. 27 2001
(Affix Seal)

Notary Public

Witness our hand this 9th *day of* February, 19 98, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Alice M'Clendon
ALICE MCCLENDON

98 FEB 19 AM 9:14
0402265

STATE OF TENNESSEE
COUNTY OF

PICK-UP

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* ALICE MCCLENDON, *the within named bargainor, with whom I am personally acquainted (or proved to me on 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 Nashville, Tennessee, *this* 9th *day of* February, 19 98.

Notary Public

My Commission Expires: Jan. 27, 2001

ENCUMBRANCES:

1. Taxes for 1998 and subsequent years.

2. Restrictions and terms and conditions of Letters from Metropolitan Health Department of record in Book 10096, page 655, and in Book 10112, page 679, Register's Office for Davidson County, Tennessee.

3. Subject to right of way contained in deed of record in Book 7664, page 436, Register's Office for Davidson County, Tennessee.

4. Subject to Easement granted to Harpeth Valley Utility District, of record in Book 9564, page 657, Register's Office for Davidson County, Tennessee.

REC'D FOR REC 02/19/98 08:01 03CHECK 8.00

"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, unmarried, by deed from Alice McClendon and Donald L. McClendon, of record in Book 9564, page 657, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Shannon Keith Biggs and wife, Stephanie Gail Biggs, by Quitclaim Deed from Veralyn Alene Biggs, unmarried, of record in Book 10086, page 348, Register's Office for Davidson County, Tennessee

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED