BOOK 10846 PG 460

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,000.00

462 last

Paul E. Biggs Sr.
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th DAY OF MARCH, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/24/01

**THIS INSTRUMENT WAS PREPARED BY:**

DONALD ARKOVITZ, ESQ., 332 WHITE BRIDGE ROAD, NASHVILLE, TN 37209.

NAME AND ADDRESS OF PROPERTY OWNER

PAUL E. BIGGS, SR., et ux
ROUTE 2, 8449 BIGGS ROAD
NASHVILLE, TN 37209

SEND TAX BILLS TO:

PAUL E. BIGGS, SR., et ux
8539 BIGGS ROAD
NASHVILLE, TN 37209

MAP NO. 66
PAR NO. 45
08D-26500

PICK-UP

98 MAR 20 AM 8:17
RECEIVED FOR RECORD AND RECORDED IN DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
041450

**QUITCLAIM DEED**

**FOR AND IN CONSIDERATION** of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

DONALD L. MCCLENDON and ALICE MCCLENDON

hereinafter called **GRANTORS,** have bargained and sold, and by these presents do transfer and convey unto **PAUL E. BIGGS, SR., AND WIFE, EMMA L. BIGGS,** hereinafter called the **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

PROPERTY DESCRIPTION -- LOT 1

Beginning at an iron rod situated in the easterly margin of Biggs Road, said point being the southwest corner of the Michael & Allison Biggs property of record in Book 10086, Page 345, R.O.D.C., TN;

Thence, leaving said road, S 47DEG08'17" E, a distance of 90.49 feet to an iron rod;

Thence, S 51DEG33'41" E, a distance of 120.00 feet to an iron rod;
Thence, S 01DEG08'01" E, a distance of 238.00 feet to an iron rod;
Thence, S 09DEG47'07" E, a distance of 217.74 feet to an iron rod;
Thence, S 09DEG13'01" E, a distance of 127.35 feet to an iron rod;
Thence, S 18DEG09'55" E, a distance of 307.81 feet to an iron rod;
Thence, S 64DEG44'56" W, a distance of 42.93 feet to a metal fence post;
Thence, S 39DEG52'38" W, a distance of 128.08 feet to a metal fence post;
Thence, S 44DEG22'07" W, a distance of 90.57 feet to a metal fence post;
Thence, S 48DEG39'05" W, a distance of 47.02 feet to an iron rod;
Thence, N 36DEG42'43" W, a distance of 935.80 feet to an iron rod situated in the easterly margin of Biggs Road;
Thence along said road, along a curve to the right, having a central angle of 02DEG48'43", a radius of 2256.21 feet, a tangent of 55.37 feet, a length of 110.73 feet, and having a cord which bears N 48DEG05'33" E, a distance of 110.72 feet to an iron rod;
Thence, along said road, N 49DEG30'02" E, a distance of 219.22 feet to an iron rod;
Thence, along said road, along a curve to the left, having a central angle of 25DEG36'21", a radius of 233.41 feet, a tangent of 53.04 feet, a length of 104.31 feet, and having a chord which bears N 36DEG41'50" E, a distance of 103.45 feet to an iron rod;
Thence, along said road, along a curve to the right, having a central angle of 19DEG54'28", a radius of 159.13 feet, a tangent of 27.93 feet, a length of 55.29 feet, and having a chord which bears N 33DEG50'53" E, a distance of 55.01 feet to an iron rod;
Thence, along said road, N 43DEG48'09" E, a distance of 171.98 feet to the point of beginning and containing 10.894 acres of land more or less.

Being a portion of the same property conveyed to Veralyn Alene Biggs of record in Book 9564, Page 657, in the Register's Office for Davidson County, Tennessee.

PROPERTY DESCRIPTION -- LOT 2

Beginning at an iron rod situated in the easterly margin of Biggs road, said point being the northwest corner of the J. W. & Linda Biggs property of record in Book 4917, Page 80, R.O.D.C., TN;

Thence, along said road, along a curve to the right, having a central angle of 06DEG02'38", a radius of 2256.21 feet, a tangent of 119.11 feet, a length of 238.00 feet, and having a chord which bears N 43DEG40'00" E, a distance of 237.89 feet to an iron rod;

Thence, leaving said road, S 36DEG42'43" E, a distance of 935.80 feet to an iron rod;
Thence, S 48DEG39'05" W, a distance of 28.18 feet to a metal fence post;
Thence, S 48DEG32'21" W, a distance of 106.89 feet to a metal fence post;
Thence, S 46DEG15'17" W, a distance of 100.69 feet to a metal fence post;
Thence, N 36DEG42'43" W, a distance of 919.50 feet to the point of beginning and containing 5.0 acres of land more or less.

Being a portion of the same property conveyed to Veralyn Alene Biggs of record in Book 9564, Page 657 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alice McClendon by quitclaim deed from Donald L. McClendon of record in Book 7664, page 438, Register's Office for Davidson County, Tennessee.

The said Alice McClendon waives her right to a life estate in the subject property by her joining in the conveyance of subject property.

This is unimproved property, known as Route 2, 8449 Biggs Road, Nashville, TN 37209.

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. I do covenant with said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to GRANTEE, their heir 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** my hand this 19th day of March, 1998.

Alice L. McClendon
**ALICE MCCLENDON**

Donald L. McClendon
**DONALD L. MCCLENDON**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

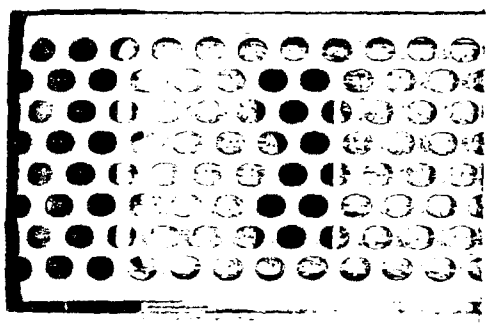
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **DONALD L. MCCLENDON and ALICE MCCLENDON**, the bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of March, 1998.

**NOTARY PUBLIC**

**MY COMMISSION EXPIRES:** 3/24/01

8352 03/20 0101 03CHECK 27.50



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

RECEIVED OF _____

FOR _____

BOOK 10846 PG 463

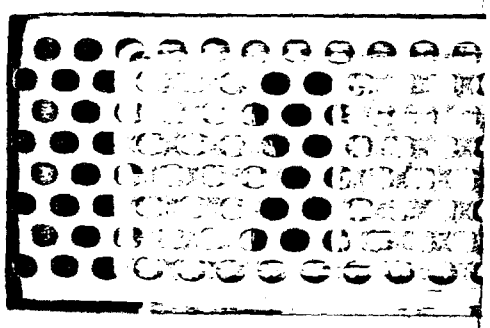
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 4000.00
CON TX 14.80
PRFEE 1.00
WDEED 12.00
TOTAL 27.80
CHECK 27.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/20/98 01 08:15 0001 8352



0414550
IDENTIF. ↑ REFERENCE

98 MAR 20 AM 8:17

[illegible] REGISTER
DAVIDSON COUNTY, TN

**No.** 1268698