BOOK 11063 PAGE 416

26b

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Herbert J. Biggs and wife,	[New Owner	[Dav. Map 150]
[Barbara Biggs	[	[Parcel 122]
[PO Box 604	[	[Che. Map 53]
[Ashland City, TN 37015	[	[Parcel 106.00]
[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont		]
[Boulevard, Suite 115, Nashville, Tennessee 37205		98-07-7040]
[		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Earl N. Jones, married, Frank E. Allison, married, James Howard Stone, married, and Charles G. Sell, (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto, Herbert J. Biggs and wife, Barbara Biggs, (The "Grantees"), Grantees's heirs and assigns, a certain tract or parcel of land in **Davidson County and Cheatham County**, State of Tennessee, being more particularly described as follows, to wit:

Land in the 10th Civil District of Davidson County, Tennessee, and the 1st Civil District of Cheatham County, Tennessee, as follows:

BEGINNING at a point in the centerline of Little Marrowbone Creek Road, the common corner of this property and Howard Leslie's tract; thence, with lines of Howard Leslie, George Leslie and James Leslie, North 84 degrees 30' West, 750 feet to the centerline of a branch and North 80 degrees West 1197 feet to a point in the South edge of a pipeline in Ciraco's line; thence, with said Ciraco's line, North 2 degrees 30' East, 400 feet to a point in the centerline of pipeline; thence, North 88 degrees West, 1864 feet to an 18-inch hickory near the head of a hollow; thence, North 2 degrees East, 2040 feet to a stone pile; thence, South 88 degrees East, 4686 feet along the line of Allen and Griffin, to a white oak in George Carney's line; thence, with Carney's line South 2 degrees 30' West, 1155 feet to a white oak tree 30 feet West of a spring; thence, with lines of Walter and Fred Leslie, South 63 degrees West, 115.5 feet to a planted stone and South 29 degrees East, 740 feet to a point in the center line of Little Marrowbone Creek; thence, with the center of said road South 45 degrees West, 445 feet to the point of beginning, and containing in all 235 acres, more or less.

Being the same property conveyed to Earl N. Jones, James Howard Stone, C. Gordon Sell and Frank E. Allison by deeds of record in Deed Book 171, page 10; Deed Book 181, page 47; Deed Book 181, page 50, and Deed Book 183, page 110, Register's Office for Cheatham County, Tennessee, and Book 4892, page 359; Book 4989, page 3; Book 4989, page 9, and Book 5021, page 564, Register's Office for Davidson County, Tennessee, to which reference is here made. C. Gordon Sell has conveyed his interest in the above described real property to Charles G. Sell by Quitclaim Deeds of record in Book 10320, page 542, and Book 10320, page 544, Register's Office for Davidson County, Tennessee and in Book 407, page 20, and Book 407, page 22, Register's Office for Cheatham County, Tennessee. Sarah Hamilton Sell conveyed a part of her interest to Charles G. Sell by deed of record in Book 10320, page 552, Register's Office for Davidson County, Tennessee and in Book 407, page 30, Register's Office for Cheatham County, Tennessee. C. Gordon Sell also conveyed a portion of his interest in said property to Sarah Hamilton Sell by Quitclaim Deed of record in Book 10320, page 550 and in Book 10320, page 548, Register's Office for Davidson County, Tennessee, and in Book 407, page 28, and Book 407, page 26, Register's Office for Cheatham County, Tennessee.

Buyer agrees to not sell or cut timber off of the property until the mortgage is fully paid. Any timber sold before the mortgage is paid in full, proceeds will go to the sellers towards the said mortgage.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements, restrictive covenants.

This is unimproved property commonly known as 1 Old Higdon, Joelton, Tennessee in Cheatham County and 1 Little Marrowbone Road, Joelton, Tennessee in Davidson County.

RECORDERS MEMO
LEGIBILITY OF WRI[illegible]G, TYPING OR PRINTING IN THIS [illegible]OCUMENT [illegible]EN [illegible]VED UNS[illegible]

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for
[this transfer is $200,000.00.

Barbara Bugg
Affiant

[Subscribed and sworn to before me this
[15th day of July, 1998.

Notary Public

[My Commission Expires: 11-24-2001

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees's heirs and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, Grantees's heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of July, 1998.

Earl N. Jones

Earl N. Jones

James Howard Stone

James Howard Stone

Frank E. Allison

Frank E. Allison

~~C. Gordon Sell~~
CHARLES G. Sell

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 bargainor, Earl N. Jones, married with whom I am personally acquainted or proved to be the person whose name is subscribed to the within Warranty Deed and acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this day 15th of July, 1998.

NOTARY PUBLIC

My Commission Expires:_____

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 bargainor, Frank E. Allison, married with whom I am personally acquainted or proved to be the person whose name is subscribed to the within Warranty Deed and acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this day 15th of July, 1998.

NOTARY PUBLIC

My Commission Expires: 11-24-2001

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 bargainor, James Howard Stone, married with whom I am personally acquainted or proved to be the person whose name is subscribed to the within Warranty Deed and acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this day 15th of July, 1998.

NOTARY PUBLIC

My Commission Expires: 11.24.200

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 bargainor, C. Gordon Sell with whom I am personally acquainted or proved to be the person whose name is subscribed to the within Warranty Deed and acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this day 15th of July, 1998.

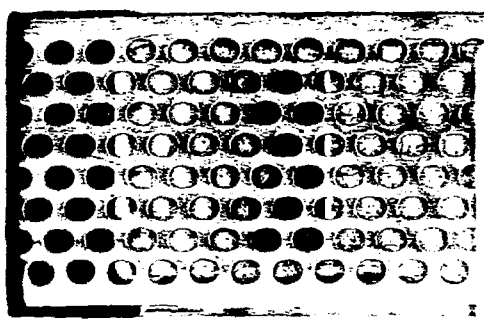
NOTARY PUBLIC

My Commission Expires: 11.24-200(

04 74209

98 AUG 12 PM 2:12

755.00



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

RECEIVED OF _____

FOR _____

BOOK 11063 PAGE 419

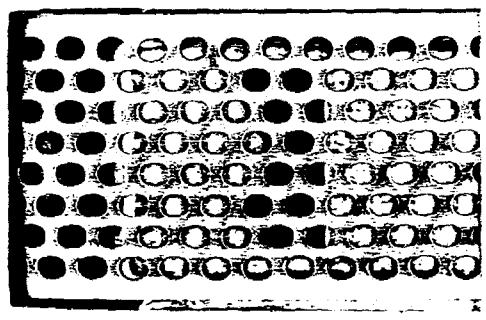
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
200000.00
CON TX 740.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 755.00
CHECK 755.00

08/12/98 01 14:13 0001 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0474209
IDENTIF. & REFERENCE
98 AUG 12 PM 2:12
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 1331712