BOOK 11192 PAGE 315

0509105

IDENTIF. ↑ REFERENCE

box#

file# 981021

This instrument was prepared by:
Leroy Johnston Ellis IV, Attorney
306 Gay Street, Suite #200
Nashville, Tennessee 37201

MAIL ENV.

98 NOV -5 PM 2:27

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
George W. Spurlock, Sr. & Doris C. Rice 5814 Couch Drive Nashville, TN. 37209	FT Mortgage PO Box 146 Memphis TN 38101	91 - 06 / 132

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by George W. Spurlock, Sr. and Doris C. Rice, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We PAUL EUGENE BIGGS, and wife, REBECCA LYNN BIGGS, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

GEORGE W. SPURLOCK, Sr. and DORIS C. RICE, the GRANTEE herein, their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Map of the West Park Addition, as of record in Book 2330, page 39, Register's Office for said County.

Said Lot fronts 52 feet on the north side of Couch Drive and runs back between parallel lines 126 feet to a dead line.

Being the same property conveyed to Paul Eugene Biggs and wife, Rebecca Lynn Biggs by deed from Robert Leslie Randall and wife, Sandra Eunice Randall on 9-9-1980, and of record in Book 5648, page 945, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

The actual consideration or value for this transfer is $60,000.00 .

George W. Spurlock, Sr.
Affiant

STATE OF TENNESSEE
COUNTY OF Williamson

SWORN TO AND SUBSCRIBED before me this 2nd day of November, 1998.

J R Cross
NOTARY PUBLIC

My Commission Expires: 5/8/99

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. We do covenant with the said GRANTEE 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:

1998 Property taxes are to be prorated and assumed by the GRANTEE.
Restrictive covenants of record in Book 2437, page 59, R.O.D.C.

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 GRANTEE, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

This is improved property known as: 5814 Couch Drive, Nashville, TN 37209.

Witness our hands this 2nd day of November, 1998.

Paul Eugene Biggs
Paul Eugene Biggs

Rebecca Lynn Biggs
Rebecca Lynn Biggs

STATE OF TENNESSEE }
COUNTY OF Williamson }

Personally appeared before me, Leroy Johnston Ellis IV, a Notary Public in and for said County and State, the within named Paul Eugene Biggs and Rebecca Lynn Biggs the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that +hey+ executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 2nd day of November, 1998.

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: May 28, 2000

****

WARRANTY

DEED

From: Paul Eugene Biggs
and wife,
Rebecca Lynn Biggs

To: George W. Spurlock, Sr.
and
Doris C. Rice

$233.00 CHECK 0101 11/05 9:56

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003

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

RECEIVED OF _____

FOR _____

BOOK 11192 PAGE 317

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 60000.00
				CON TX 222.00
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 233.00
				CHECK 233.00

11/05/98 01 14:27 0001 3336

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 NOV -5 PM 2:27

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

0509105
IDENTIF. # REFERENCE

No. 1368470