THIS INSTRUMENT PREPARED BY:
MURFREE, COPE, HUDSON & SCARLETT, ATTORNEYS
16 Public Square North
Murfreesboro, TN 37130
From information furnished by the parties.

NAME AND ADDRESS OF NEW OWNERS:

Eric Ramirez
3114 Three Spring
Hendersonville TN
37075

SEND TAX BILLS TO:

Same

WARRANTY DEED

BOOK 11385 PG. 853

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Map 70-9
Group
Parcel 34

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned, GLEN EDWARD BIGGERS and wife, L. PAULETTE BIGGERS, have this day bargained and sold and do hereby transfer and convey unto ERIC A. RAMIREZ, unmarried, his heirs and assigns, forever, the following described real estate situated in the 13th Civil District of Davidson County, Tennessee, to-wit:

> LAND in the 13th Civil District of Davidson County, Tennessee, according to a survey by D. E. Boner dated October 29, 1963, more particularly described as follows:
>
> BEGINNING at the southerly margin of Lincoln Avenue and the northeast corner of a Tract conveyed to Cole of record in Book 3762, page 151, said point being the northwest corner of the within described tract; thence along the easterly margin of Cole South 32° West 200 feet to a point; thence North 58° West 95 feet to a point; thence South 32° West 170 feet; thence South 58° East 275 feet; thence North 32° East 170 feet; thence North 58° West 90 feet; thence North 32° East 200 feet to the southerly margin of Lincoln Avenue; thence North 58° West 90 feet to the point of beginning.
>
> BEING the same property conveyed to Glen Edward Biggers, by deed of record in Book 8882, page 46, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said ERIC A. RAMIREZ, unmarried, his heirs and assigns, forever.

We covenant with the said grantee that we are lawfully seized and possessed of said real estate; that we have a good and lawful

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

right to convey the same, and that the same is unencumbered except the 1999 property taxes, which have been prorated between the parties.

BOOK 11385 PG. 854

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the grantors to the grantee with delivery of this deed.

WITNESS OUR HANDS on this the 11th day of March, 1999.

Glen Edward Biggers
GLEN EDWARD BIGGERS

L. Paulette Biggers
L. PAULETTE BIGGERS

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named, GLEN EDWARD BIGGERS and wife, L. PAULETTE BIGGERS, with whom I am personally acquainted and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 11th day of March, 1999.

Jack A. McClung
NOTARY PUBLIC

My commission expires: 9-22-02

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $137,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Eric A. Johnson
AFFIANT

Sworn to and subscribed before me, on the 11th day of March, 1999.

BY
Jack A. McClung
NOTARY PUBLIC

My commission expires: 9-22-02

AU

0561714
IDENTIF. & REFERENCE
99 MAR 16 AM 9:08
ILL. REGISTER
RUTHERFORD COUNTY, TN.
MAIL ENV.
0227 03/16 0101 02CHECK 517.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11385 PG. 855

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0561714
IDENTIF. ↑ REFERENCE

99 MAR 16 AM 9:08

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAHT

	137000.00
CON TX	506.90
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	517.90
CHECK	517.90

03/16/99 01 09:07 0001 9223

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1438351