THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

BOOK 11660 PAGE 372

ADDRESS NEW OWNER:
Clifford C. Biggs, et ux
503 Bismark Drive
Nashville, Tennessee 37214

MORTGAGEE:
None

094 09/14 0101 03CHECK 338.45

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 95.10
Parcel 26

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James H. Bunch and wife, Shirley Bunch,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Clifford C. Biggs and wife, Linda J. Biggs,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being shown as Tract No. 4 on a copy of a survey made by Cantrell, Connell & Morrison Engineers, dated January 1958, described as follows:

Beginning at a point on the northwesterly margin of Bismark Drive, said point being 210 feet northeasterly from the southeasterly corner of Lot No. 184 on the Plan of Elm Hill Acres, Section IV, of record in Book 2331, page 118, Register's Office for Davidson County, Tennessee; thence northwesterly 378.2 feet, more or less, to a point in the center line of Mill Creek; thence with the center line of Mill Creek 71 feet, more or less, to a point; thence southeasterly 307.1 feet to a point in the northwesterly margin of Bismark Drive; thence with the margin of said drive southwestwardly 70 feet to the point of beginning.

Being the same property conveyed to James H. Bunch and wife, Shirley Bunch, by virtue of a deed from Steve H. Harman, Sr., Robbie L. Evetts, and Michael W. Harman, as tenants in commons, as of record in Book 11058, page 287, Register's Office for Davidson County, Tennessee.

063542 5

REFERENCE

SEP 14 AM 8:52

REGISTER
DAVIDSON COUNTY, TN

This is improved property known as 503 Bismark Drive, Nashville, Tennessee 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants, if any, and an easement for sanitary sewer and/or storm drainage easement of record in Book 4260, page 353, and easements, covenants and conditions as shown on the survey made by Cantrell, Connell & Morrison Engineers, dated January 1958.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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; and we do covenant with the said Grantees 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; and 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 Grantees, their heirs 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 our hands this 10th day of September, 1999.

JAMES H. BUNCH

SHIRLEY BUNCH

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES H. BUNCH AND WIFE, SHIRLEY BUNCH**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 10th day of September, 1999.

NOTARY PUBLIC

My Commission Expires: 10/20/99

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $ 88,500.00 .

AFFIANT

Subscribed and sworn to before me this 10th day of September, 1999.

NOTARY PUBLIC

My Commission Expires: 10/20/99

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11660 PAGE 374

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

0635425

99 SEP 14 AM 8:52

REGISTER
DAVIDSON COUNTY, TN.

CAMT	88500.00
CON TX	327.45
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	338.45
CHECK	338.45

09/14/99 01 08:56 0001 7994

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1515975