prepared by

RETURN TO:
TRANSCONTINENTAL TITLE CO
LAKEVIEW RIDGE II
2630 ELM HILL PIKE SUITE 100
NASHVILLE TN 37214
TN I I 1542

Instr:200007070067454 Page: 1 OF 2
REC'D FOR REC 07/07/2000 1:01:35PM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $88.80

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 24,000

Affiant

Subscribed and sworn to before me this 20th day of June 2000.

My commission expires:

Notary Public

GIB VAN DER HEYDEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires July 26, 2003

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By:
	Robbie L. McLean 5342 Western Ave. Knoxville, TN 37921
4996 BULL RUN RD ASHLAND CITY, TN	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 04600-0/41.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

BECKY WOLFE, A MARRIED WOMAN, LINDA POWERS, A SINGLE WOMAN, RONNIE WAYNE BIGGS, A MARRIED MAN, JEAN FISK, A MARRIED WOMAN, DOROTHY DENTON, A SINGLE WOMAN, AND DAVID MICHAEL BIGGS, A MARRIED MAN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

PHYLLIS SMILEY AND HUSBAND, ROGER SMILEY

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LAND IN THE THIRTEENTH CIVIL DISTRICT OFF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A COPY OF A SURVEY OFF TRACT NO. 15 E. E. BROWN FARM, OF RECORD IN BOOK 161, PAGE 171, R. O. D. C. TENNESSEE, BY RALPH W. C. LAMBERT, SURVEYOR, DATED NOVEMBER 6, 1955, AS FOLLOWS:

BEGINNING AT A SPIKE IN THE CENTER OF BULL RUN ROAD, SAID SPIKE BEING SOUTH 47° 07' 180 FEET FROM SPIKE IN THE CENTER OF BULL RUN ROAD, THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO WALTER D. WHITTEMORE AND WIFE, BY DEED FROM RUFUS GALLAHER, JR. AND WIFE, OF RECORD IN BOOK 2448, PAGE 166, R. O. D. C. TENNESSEE; THENCE N 41° 45' W 225 FEET TO A POINT; THENCE S 30° 37' E 90 FEET TO AN IRON PIN; THENCE S 40° 41 W 200 FEET TO A SPIKE IN THE CENTER OF BULL RUN ROAD; THENCE N 47° 07' W 90 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ALVIN BIGGS AND WIFE, RUTH BIGGS, BY WARRANTY DEED FROM BILLY JOE ROBERTS AND WIFE, SHIRLEY ANN ROBERTS, DATED APRIL 4, 1958 AND RECORDED APRIL 7, 1958 IN BOOK 2744, PAGE 107, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING FURTHER CONVEYED TO BECKY WOLFE, A MARRIED WOMAN, LINDA POWERS, A SINGLE WOMAN, RONNIE

WAYNE BIGGS, A MARRIED MAN, JEAN FISK, A MARRIED WOMAN, DOROTHY DENTON, A SINGLE WOMAN, AND DAVID MICHAEL BIGGS, A MARRIED MAN BY AFFIDAVIT OF HEIRSHIP FROM ALVIN BIGGS AND WIFE RUTH BIGGS NOW BEING DECEASED AND BEING RECORDED SIMULTANEOUSLY HEREWITH.

Property Address: 4996 BULL RUN RD, ASHLAND CITY, TN

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS

This conveyance is made subject to:

1. 20__ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book ____, page ____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 20th day of June, 2000.

Becky Wolfe

Linda Powers

Jean Fisk

David Michael Biggs

Dorothy F Denton DD

~~Ronnie W Biggs~~ Ronnie Wayne Biggs PWB

State of Tennessee
County of Davidson

On this 20th day of June, 2000, before me personally appeared Becky Wolfe, Linda Powers, Ronnie Wayne Biggs, Jean Fish, Dorothy Denton, David Michael Biggs to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

GIB VAN DEVENDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires July 26, 2003

Notary Public

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.