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PICK-UP

Davidson County DEEDWARR
Recvd: 11/07/01 14:20 2pgs
Fees:13.00 Taxes:37.00

20011107-0122299

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Robert L McGowan Sr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November XXX 2001

Notary Public

MY COMMISSION EXPIRES: May 29, 2004
(AFFIX SEAL)

D. DUKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENN.

THIS INSTRUMENT WAS PREPARED BY
TATUM AND JONES ATTORNEYS 2001 CHARLOTTE AVENUE NASHVILLE, TENNESSEE 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT L. MCGOWAN, SR. (NAME)	SAME (NAME)	90-8-124
2401 River Road (ADDRESS)	(ADDRESS)	90-8-134
Ashland City, Tenn 37015 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~, I, MARGARET RICHARDSON BIGGS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT L. MCGOWAN, SR.

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:

Tract One:
Being Lot No. 49 on the Plat of the Subdivision of Lot No. 28 and part of Lot 30 of the B.F. COCKRILL FARM, as of record in Book 332 page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Tract Two:
Being approximately 0.01 acre of land on Croley Drive, referred to in Field Book No. 8DA 28688 and Map and Parcel No. 090-08-134 and being the same property conveyed in the case of The State of Tennessee in Its Own Behalf And For The Use And Benefit Of The Metropolitan Government Of Nashville And Davidson County V. Delinquent Tax-Payers For 1987 Docket Number 89-540-II

Being the same property devised to Margaret Richardson Biggs and Charles Milton Morris, Jr. by the Last Will and Testament of Mary Frances Hill Hood filed for record in Instrument No. 1734/317771 Probate Court for Davidson County. Said property was thereafter conveyed to Margaret Richardson Biggs by Deed from Charles Milton Morris, Jr. and wife Carolyn Kay Morris of record in Instrument No. 20010824-0091576 in the Register's Office for said county.

unimproved (X)
This is improved ( ) property, known as Tract One: 646 James Avenue Nashville, Tn. 37209 Tract Two: Property located on Croley Dr. Nashville, Tn. 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 7th day of November XXX 2001

Margaret Richardson Biggs
MARGARET RICHARDSON BIGGS

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 MARGARET RICHARDSON BIGGS

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of November, 2001.

Commission expires May 29, 2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

WARRANTY DEED
FROM
TO
RETURN TO: