This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 6188

ADDRESS NEW OWNER:
Herbert Biggs
4930 Little Marrowbone Road
Ashland City, Tennessee 37015

SEND TAX BILL TO:
Owner

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

MAP **36.00**
GROUP
PARCEL **5.00**

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, **Frederick W. Person and wife, Hilda May W. Person** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Herbert Biggs and wife, Barbara Biggs**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 14th Civil District of Davidson County, Tennessee, being described according to a survey by Merville & Keel, Inc., dated March 19, 1980, described as follows:

Beginning at a point in the centerline of Little Marrowbone Road, said point being the southeast corner of the property conveyed to Fred D. Leslie and wife, Mabel Leslie, by deed from Jack Leonard Leslie and wife, Sandra Jo Ann Leslie, of record in Book 4291, page 959, Register's Office for Davidson County, Tennessee.

THENCE, leaving said road, north 2 deg. 30' east, 1501 feet to a 24" Hickory, said tree being the northeast corner of the property conveyed to Frank E. Allison by deed from Earl N. Jones and wife, Ellen H. Jones, of record in Book 5021, page 564, said Register's Office; thence south 88 deg. east, 853 feet to a spike in the centerline of Higdon Road; thence with the centerline of Higdon Road, south 15 deg. 30' east, 185.1 feet to a point; south 30 deg. 43' east, 165 feet to an iron pin in the centerline of Little Marrowbone Road; said point being the southwest corner of property conveyed to Edith E. Boyd by deed from George W. Carney of record in Book 5126, page 994, said Register's Office; thence with the centerline of Little Marrowbone Road south 72 deg. 10' west, 212 feet to a point; south 43 deg. 45' west 231 feet to a point; south 35 deg. west 625 feet to a point; south 40 deg. 30' west 511 feet to the point of beginning, containing 18.5 acres, more or less.

Being the same property conveyed to Frederick W. Person and wife, Hilda May W. Person by deed from Frederick W. Person dated February 23, 1987, of record in Deed Book 7145, Page 93, Register's Office for Davidson County, Tennessee.

This is improved property known as 4930 Little Marrowbone Road, Ashland City, Tennessee 37015. Possession is to be given on April 15, 2002.

Davidson County DEEDWARR
Recvd: 03/19/02 14:27 2pgs
Fees:13.00 Taxes:555.00
20020319-0034173

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 15th day of March, 2001.

Frederick W. Person

Hilda May W. Person

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Frederick W. Person and wife, Hilda May W. Person**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of March, 2001.

NOTARY PUBLIC

My Commission Expires: 02-09-03

JUDITH M. LEE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of March, 2001.

NOTARY PUBLIC

My Commission Expires: 02-09-03

JUDITH M. LEE NOTARY PUBLIC AT LARGE WILSON CO. TENN.