WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/31/03 13:55 2pgs
Fees:13.00 Taxes:360.75

20031031-0160272

PATTY M. WEST NOTARY PUBLIC MY COMM. EXP. JULY 24, 2004 DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,500.00

Carolyn D. Biggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October 2003

Notary Public

MY COMMISSION EXPIRES: July 24, 2004
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tommy L. Biggs (NAME)	OWNER (NAME)	MAP 26
3035 Paxton Branch Rd. (ADDRESS)	(ADDRESS)	GROUP X 1
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 117

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, Richard Lloyd Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tommy L. Biggs and wife, Carolyn D. 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 the 10th Civil District of Davidson County, Tennessee and described according to a survye by Ray G. Cole, Registered Land Surveyor, No. 924, dated May 23, 1988, as follows: BEGINNING at an iron pin set in the easterly margin of Two Mile Pike, the most southwest corner of this lot, and being the most northwest corner of Thomas L. Ingram property of record in Deed Book 6024, Page 147, Register's Office said Davidson County, Tennessee; thence with the margin of said Two Mile Pike N. 20 deg. 00 min. 00 sec. 75.00 feet to an iron pin set in the margin of said Pike, and being a corner to Aubrey Moore Property of record in Deed Book 2930, Page 267, Register's Office said Davidson County, Tennessee; thence leaving said Pke and with the line of said Moore N. 71 deg. 33 min. 57 sec. E. 301.00 feet to an iron pin set, corner to said Moore in the westerly right-of-way of L&N Railroad; thence with said Railroad S. 13 deg. 07 min. 00 sec. E. 75.00 feet to an iron pin set in the margin of said Railroad and being the most northeast corner of said Ingram; thence, with the line of said Ingram S. 71 deg. 30 min. 29 sec. W. 292.00 feet to the beginning, containing 0.51 acres more ore less.

Being the same property conveyed to Richard Lloyd Phillips by deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument #20020220-0021758, Register's Office, Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 148 Two Mile Pike, Goodlettsville, Tennessee 37072
(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 21st day of October 2003

Richard Lloyd Phillips

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Lloyd Phillips

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at White House, Tennessee, this 21st day of October 2003.

Commission expires July 24, 2004

PATTY M. WEST NOTARY PUBLIC MY COMM. EXP. JULY 24, 2004 SUMNER COUNTY, TN

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 _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

This is the same description as in previous deed of record.

This conveyance is subject to any and all easements, if any.