Bk0129

This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 11/18/03 14:07 3pgs
Fees:18.00 Taxes:1554.00
20031118-0168321

# WARRANTY DEED

Address new owner as:
Glen E. Biggers, *etux.*
2311 Luster Road
Goodlettsville, TN 37072

Send tax bills to:
Same

Map-Parcel
Map 17
Par 196

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, George V. Logan and wife, Dorothy W. Logan, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Glen E. Biggers and wife, Liela P. Biggers, ("Grantees"), their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

LAND in the 10th Civil District of Davidson County, Tennessee, shown as Tract No- 1 on a survey dated June 10, 1969, made by John Robert Alley, Surveyor, and according to said survey is described as follows;

Beginning at a point in the center of Luster Road, same being the southeasterly corner of the property herein described and the northeasterly corner of the property being conveyed to Harold L. Redding and wife,; thence leaving said road, passing an iron pin on the westerly margin of same, with said Redding, South 88 deg. 45 min. West 306.5 feet to an 18-inch black walnut tree; thence South 84 deg. 45 min. West 323 feet; to a 12-inch black locust tree; thence South 81 deg. 00 min. West 757 feet to a forked red oak tree, corner to said Redding in the line of C. G. Harris; thence with said Harris and a fence, North 12 deg. 45 min. West 117 feet:, North 20 deg. 40 min. West 137 feet and North 12 deg. 45 min. West 639.5 feet to a post, corner to Fred Harris; thence with the lines of said Fred Harris, M. L. Harris and the Fitzgerald property, North 62 deg. 15 min. East 528 feet to a 24-inch black gum tree, Ollie Luster's corner; thence with said Luster, South 56 deg. 00 min. East 1,363 feet, passing a post on the westerly margin of said Luster Road, to a point in the center of said road; thence with the center of same, South 11 deg. 00 min. West 114 feet and South 7 deg. 45 min. West 100 feet to the point of beginning, containing 24.65 acres, more or less.

Together with water rights to a spring located on the property conveyed to Harold L. Redding and wife, and a 10-foot easement for maintenance purposes and other related rights to connection therewith as previously agreed_

BEING the same property conveyed to George V. Logan and wife, Dorothy Ann Logan by Warranty Deed from Lilbert Sloan and wife, Mary Louise Sloan, dated August 31, 1971, and recorded in Book 4533, page 555, said Register's Office.

This is improved property known as 2311 Luster Road, Nashville, Tennessee.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees their heirs and assigns, forever.

And we, the Grantors, covenant with the Grantees that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and for real property taxes for the year 2003.

And we, the Grantors, further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

**WITNESS** our hands this 14th day of November, 2003.

GEORGE V. LOGAN

DOROTHY W. LOGAN

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George V. Logan and wife, Dorothy W. Logan, the within named 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, at office, this 14th day of November, 2003.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $420,000.00.

AFFIANT

Subscribed and sworn to before me, this 14th day of November, 2003.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

**THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.**