PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 03/31/04 10:37 4pgs
Fees:23.00 Taxes:388.50
20040331-0035999

WARRANTY DEED

THIS INDENTURE is made and entered into this 23rd day of March, 2004, by and between R.V. McMAHAN, A MARRIED MAN, and BARBARA A. WATTS, A MARRIED WOMAN, hereinafter called Grantors, and HERBERT J. BIGGS and BARBARA G. BIGGS, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, R.V. McMAHAN, A MARRIED MAN, and BARBARA A. WATTS, A MARRIED WOMAN, as Grantors, do hereby bargain, sell, transfer and convey unto HERBERT J. BIGGS and BARBARA G. BIGGS, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 5625 CLARKSVILLE HIGHWAY, JOELTON, TN 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

NANCY McMAHAN, wife of R.V. McMAHAN, and LONNIE WATTS, husband of BARBARA A. WATTS, the Grantors herein, join in the herein conveyance for the sole purpose of conveying any right, title and interest they may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of Grantors on the day and year first above written.

Robert V McMahan
R.V. McMAHAN
SIGNATURE OF SELLER

NANCY McMAHAN
SIGNATURE OF SELLER SPOUSE

Barbara A Watts
BARBARA A. WATTS
SIGNATURE OF SELLER

Lonnie Watts
LONNIE WATTS
SIGNATURE OF SELLER SPOUSE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **R.V. McMAHAN AND WIFE, NANCY McMAHAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE/SHE/THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this 23rd day of March, **2004.**

Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **BARBARA A. WATTS AND HUSBAND, LONNIE WATTS**, 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 and official seal at office in **DAVIDSON** County, this **23rd** day of **March, 2004.**

Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, , the within named bargainor, 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 in _____ County, _____, this **23rd** day of **March, 2004.**

_____
Notary Public

My Commission Expires:_____

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, , the within named bargainor, 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 in _____ County, _____, this **23rd** day of **March, 2004.**

_____
Notary Public

My Commission Expires:_____

Name and Address of Property Owner:

HERBERT J. BIGGS and BARBARA G. BIGGS, HUSBAND AND WIFE

4930 Little Marrowbone Rd
Ashland City, TN 37015

Property Address:

5625 CLARKSVILLE HIGHWAY
JOELTON, TN 37080

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 29,, PARCEL 180

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$105000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Herbert B Biggs
Affiant

Sworn to and subscribed before me, a Notary Public, this **23rd** day of **March, 2004.**

D. Allis
Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 02-7263

EXHIBIT 'A'

A tract of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made November 21, 1940, by Blanchard and Parrish, Engineers, as follows: Beginning at a stake on the westerly margin of Highway No. 112, at the corner of Alessio Lane; and running thence North 87 deg. 5' west, with the northerly margin of said Lane, 403.5 feet to a planted stone and stake, Joe Ingrum's southeast corner; thence north 6 deg. 5' east, with said Joe Ingrum's eastern boundary line, 845.2 feet to a stake by the right-of-way monument; thence with the westerly margin of said Highway No. 112, south 18 deg. 55' east 159.7 feet; north 71 deg. 5' west 5 feet, south 18 deg. 55' east 526.5 feet to the beginning of a curve and with said curve 230.4 feet to the beginning, containing 3.76 acres, more or less.

Being the same property conveyed to R.V. McMAHAN AND WIFE, BEULAH McMAHAN& by Warranty Deed from GLEN AND SARA WAYNICK of record in Book 2796, page 510, Register's Office for Davidson County, Tennessee. The said R.V. McMahan having since died on May 3, 1990, the property vested solely in his surviving spouse, Beulah McMahan. Beulah McMahan died on November 19, 1992, unmarried and intestate, and her only heirs at law are her two children, R.V. McMahan and Barbara A. Watts, both unmarried, the Grantors herein pursuant to that certain Affidavit of Heirship recorded immediately prior hereto in Instrument No. 20040331-0035998, said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 29,, PARCEL 180). 2003 real property taxes are PAID in the amount of 886.96.

2. All matters as set forth on the survey of Jason A. Bates, TN RLS No. 2197, dated January 23, 2004.