SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/07/04 10:51 2pgs
Fees:13.00 Taxes:173.90
20040407-0039462

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00

Barbara Biggs
Affiant

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 2003.

Angela M. Lake
Notary Public

MY COMMISSION EXPIRES: 6-25-2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herbert Biggs	Same	**037-00-0-002.00**
(NAME)	(NAME)	
Ashland City TN 37015		
(ADDRESS)	(ADDRESS)	
P.O. Box 604	,	
(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, **AmSouth Bank**, 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, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of Land in the 14th Civil District of Davidson County, Tennessee, being part of the Hampton-Tobin 620 acre tract, and being the northwest part of Tract No. 2 as set out and described in the deed from Nashville Trust Company to G.A. Cornwell, el al, of record in Book 1006, Page 314, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof by John Setters, Surveyor, in July 1946, as follows:

BEGINNING at a stake in the center line of Cotton Patch Road, at the northwest corner of the property of Leon Gilbert, et al, in the south line of the land of Rose Meadows: thence with the west line of the Gilbert Land, as follows: South 35° East 223 feet to a hickory, South 23° East 140 feet to a spring, South 34° East 234 feet to a stake in a branch in the line of the lands of Cornwell and Higdon; thence with the line of the same as follows: South 86-1/2° West 300 feet to a stake on a hillside; North 36-1/4° West 234 feet to a stake , North 4-1/2° East 130 feet to a persimmon North 64-1/2° West 135 feet to a stake, formerly hickory tree, in the center line of said Cotton Patch Road; thence with the line of the same as follows: North 12° East 12 feet; North 24° East 181 feet, North 53° East 149 feet to the beginning, containing 4 acres, more or less, INCLUDING but EXCLUDING there from a strip of land from Station 45-38 to Station 49-25, extending a minimum distance of 25 feet on the right of the center line, having a width sufficient on which to build a 30 foot flat section road with 15 feet on each side of the center line and provide for drainage and standard slopes in cut and fill, AND a strip of land from Station 40-00 to Station 40-25 extending a minimum distance of 25 feet on the left of the center line, having a width sufficient on which to build a 30 foot flat section road with 15 feet on each side of the center line and provide for drainage and standard slopes in cut and fill.

Being the same property conveyed to **AmSouth Bank** by deed of record in, Instrument 20040220-0019601, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **5704 Higdon Road, Joelton, TN 37080**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as "AS IS" and "WHERE IS" basis." And

GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Whenever 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 our hands this 2nd day of April, 2003.

Delilah Smith

Felesha Griggs

AmSouth Bank

By: Trudy Mayoros
Trudy Mayoros
Vice President

Attest: Hattie Evans

State of Alabama County of Jefferson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Trudy Mayoros, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President of the AmSouth Bank, a corporation, and that he/she as such Vice President by signing the name of the corporation by himself/herself as Vice President.

Witness my hand and seal at Birmingham, Alabama, this 2nd day of April, 2004.

Commission expires:

Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 23, 2007
BONDED THRU NOTARY PUBLIC UNDERWRITERS

NOTARY PUBLIC