Davidson County DEEDWARR
Recvd: 05/28/04 15:10 2pgs
Fees:13.00 Taxes:240.50
20040528-0063257

This instrument prepared by:
Martha Brooke Perry, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Herbert Biggs and wife,
Barbara Biggs

TO: Christopher R. Biggs and wife,
Vickie D. Biggs
P. O. Box 422
Joelton, TN 37080

MAP: 37

PARCEL: 2

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Herbert Biggs and wife, Barbara Biggs, Grantors herein; have bargained and sold and by these presents do convey unto Christopher R. Biggs and wife, Vickie D. Biggs, Grantees herein, their heirs and assigns, the following described property:

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 C.A. Cornwell, et 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 deg. East 223 feet to a hickory, South 23 deg. East 140 feet to a spring, South 34 deg. 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 deg. West 300 feet to a stake on a hillside; North 36-1/4 deg. West 234 feet to a stake, North 4-1/2 deg. East 130 feet to a persimmon North 64-1/2 deg. 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 deg. East 12 feet; North 24 deg. East 181 feet, North 53 deg. East 149 feet to the beginning, containing 4 acres, more or less, INCLUDING but EXCLUDING therefrom 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.

AND BEING the same property conveyed to Herbert Biggs and wife, Barbara Biggs, by deed from AmSouth Bank of record as Instrument No. 20040407-0039462, Register's Office of Davidson County, Tennessee.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs and assigns forever. We do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 21 day of May, 2004.

Herbert Biggs
HERBERT BIGGS

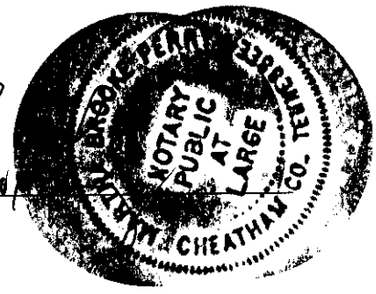
Barbara Biggs
BARBARA BIGGS

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, HERBERT BIGGS and wife, BARBARA BIGGS, 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 the 21st day of May, 2004.

Martha Brooks Peary
NOTARY PUBLIC



My commission expires: 7/6/05

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Christopher Biggs
Grantee

SWORN to and subscribed before me

this the 21st day of May, 2004.

Martha Brooks Peary
NOTARY PUBLIC



My commission expires: 7/6/05