PICK-UP

Davidson County DEEDWARR
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Fees:12.00 Taxes:0.00
20040715-0084917

This Instrument prepared by:
Wade Montrief CPA
Attorney at Law
325 Plus Park Blvd., Ste. 102
Nashville, TN 37217-1037

Revocable Living Trust

WARRANTY DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration not herein mentioned, receipt of which is hereby acknowledged, we, **CLIFFORD C. BIGGS and wife, LINDA J. BIGGS,** have this day bargained and sold and by these presents do hereby bargain, sell, transfer, and convey unto **The Biggs Family Revocable Trust, dated July 7, 2004, Clifford C. Biggs and Linda Jo Biggs, Trustors and/or Trustees,** its heirs and assigns, the following described tract of land, lying and being in Davidson County, State of Tennessee:

> Land in Davidson County, Tennessee, being shown as Tract No. 4 on a copy of a survey made by Cantrell, Connell & Morrison, Engineers, dated January 1958, described as follows:
>
> Beginning at a point on the northwesterly margin of Bismark Drive, said point being 210 feet northeasterly from the southeasterly corner of Lot No. 184 on the Plan of Elm Hill Acres, Section IV, of record in Book 2331, Page 118, Register's Office for Davidson County, Tennessee; thence northwesterly 378.2 feet, more or less, to a point in the center line of Mill Creek; thence with the center line of Mill Creek 71 feet, more or less, to a point; southeasterly 307.1 feet to a point in the northwesterly margin of Bismark Drive; thence with the margin of said drive southwestwardly 70 feet to the point of beginning.
>
> Being the same property conveyed to Clifford C. Biggs and wife, Linda J. Biggs, by virtue of a deed from James H. Bunch and wife, Shirley Bunch, dated September 10, 1999 as filed of record in Deed Book 11660, Pages 372-373, and recorded in the Register's Office, Davidson County, Tennessee.

To have and to hold the above described tract or parcel of land unto the grantees herein named, its heirs and assigns, in fee simple, forever. We covenant with the grantees herein named, its heirs and assigns, that we are lawfully seized and possessed of said land; that we have a good and lawful right to convey the same; that it is free and unencumbered, except as herein set out; and that we will forever warrant and defend the title thereto against the lawful claims of all

persons whomsoever, and we bind our heirs, assigns, and representatives by the above covenants.

Witness our hands and signatures on this the 7 day of July, 2004.

Clifford C. Biggs
CLIFFORD C. BIGGS

Linda J. Biggs
LINDA J. BIGGS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said State and County, the following within named bargainors, **Clifford C. Biggs and wife, Linda J. Biggs**, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of office, on this the 7th day of July, 2004.

NOTARY PUBLIC
My commission expires:
(SEAL)

PHILIP MORLAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

New Owner: The Biggs Family Revocable Trust, dated July 7, 2004, Clifford C. Biggs and Linda Jo Biggs, Trustors and/or Trustees

Property Address/Send Tax Notice to:
Clifford C. Biggs
503 Bismark Drive
Nashville, TN 37210

Map-Parcel
Map 95.10
Parcel 26