PICK-UP

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 20,000.00 Barbara Biggs
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 28 DAY OF Jan 20 05
Vicki S Johnson
Deputy Register

This instrument prepared by:
Sam M. Balthrop, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey Street, P.O. Box 82
Ashland City, TN 37015

Davidson County DEEDWARR
Recvd: 01/26/05 13:36 2 pgs
Fees:13.00 Taxes:74.00
20050126-0009771

Mary Nell Melton, unmarried, Martha Lynn Smith and John W. Melton

TO:

Herbert Biggs and wife Barbara Biggs
P.O. Box 604
Ashland City, TN 37015

MAP: 36
PARCEL: 3000

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Mary Nell Melton, unmarried, Martha Lynn Smith and John W. Melton , Grantors herein, have bargained and sold and by these presents do convey unto Herbert Biggs and wife Barbara Biggs, Grantees herein, their heirs and assigns, the following described property:

Land in Davidson County, Tennessee.

Beginning at an iron pin in the easterly margin of Cotton Patch Road, said point being the northwest corner of this tract and the northeast corner of the George Allen Property as of record in Deed Book 111, page 16, R.O.C.C., Tennessee; thence along said right of way, North 30 deg 12' 19" East 66.78 feet to an iron pin; thence with a curve to the right having a radius of 397.63 feet, delta 26 deg 19' 29" tangent of 92.99 feet and a length of 182.69 feet to an iron pin; thence North 56 deg, 31' 48" East 120.93 feet to an iron pin; thence leaving said right-of-way South 10 deg 36' 59" East 85.55 feet to an iron pin; thence South 6 deg 36' 59" East 712.84 feet to an iron pin; thence South 83 deg 14' 57" West 180.71 feet to a stump with a railroad spike; thence South 78 deg 43' 44" West 119.23 feet to an iron pin; thence, North 6 deg 36' 59" West 683.52 feet to an iron pin, said point being the point of beginning containing 5.60 acres.

Being the same land conveyed to Leonard Melton by deed of record in Book 10058 at page 406 in the Register's Office of Davidson County, Tennessee. The said Leonard Melton died testate on January 17th, 1999, and by his will recorded as Instrument No. 20040429-0048659 in the said Register's Office, he devised the hereinabove described property unto the undersigned Mary Nell Melton,

Martha Lynn Smith and John W. Melton.

The herein described property is not the residence of any of the married grantors or of their spouses, they and their spouses maintaining residence elsewhere.

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 23 day of April, 2004.

Mary Nell Melton

Martha Lynn Smith

Martha Lynn Smith

John W. Melton

KAREN HOLT
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENNESSEE

STATE OF Tennessee

COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, MARY NELL MELTON, MARTHA LYNN SMITH and JOHN W. MELTON 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 our hands, at office this the 23 day of April, 2004.

Karen Holt

NOTARY PUBLIC

My Commission Expires: 7-29-06