File #200550036

Davidson County DEEDWARR
Recvd: 03/04/05 10:34 2 pgs
Fees:13.00 Taxes:491.73

20050304-0024150

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,900.00.

Amanda J Biggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2005.

Brenda R. Lehman
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Allen Biggs, Jr. and Amanda Jane Biggs		Map 75-04-O
(NAME) 501 Frankfort Drive	(NAME)	Parcel 091.00
(ADDRESS) Hermitage TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **CHARLES NATHAN HINSHAW, UNMARRIED,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **JAMES ALLEN BIGGS, JR. AND WIFE AMANDA JANE 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:

Land in Davidson County, Tennessee, being all of Lot No. 325, on the Plan of Section Five, Tulip Grove, as shown by plat appearing of record in Plat Book 4175, Page 71, (erroneously referred to as Plat Book 4175, Page 72 in vesting deed) of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Charles Nathan Hinshaw and Charles F. Hinshaw with rights of survivorship by Warranty Deed dated August 29, 1986 of record in Book 6971, Page 608, Register's Office for Davidson County, Tennessee. Said property being further conveyed by Quitclaim Deed to Charles Nathan Hinshaw, of Record in Instrument No. 20050222-0019122, said Register's Office.

This conveyance is subject to the following: All matters shown on plat of record in Plat Book 4175, Page 71; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 501 Frankfort Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and Grantor covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 28th day of February, 2005.

Charles Nathan Hinshaw

Charles Nathan Hinshaw

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Charles Nathan Hinshaw, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

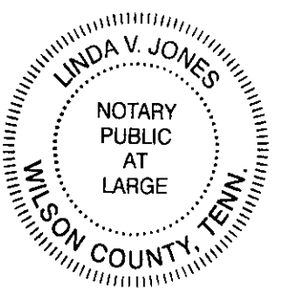
Witness my hand and official seal, this 28th day of February, 2005.

Linda V. Jones

Notary Public

My Commission Expires: 7-23-05

(SEAL)



Mail After Recording To:
David W. Kious
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076