Davidson County DEEDQC
Recvd: 05/13/05 09:10 4 pgs
Fees:22.00 Taxes:0.00
20050513-0054064

This Instrument Prepared By:
Cynthia J. Bohn & Associates
Derek K. Burks
Attorney at Law
545 Mainstream Dr., Suite 320
Nashville, TN 37228

Address New Owner:	Send Tax Bills to:	Map & Parcel:	
Vera L. Biggs	Vera L. Biggs		
4423 Cato Road	4423 Cato Road	Map:	58
Nashville, TN 37218	Nashville, TN 37218	Parcel:	41

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Gary W. Biggs for and in consideration of the Quit Claim Deed between the Parties, does hereby bargain, sell, release, remise, quit claim, and convey unto Vera L. Biggs all her right, title and interest in and to the following described real estate, located in Davidson County, Tennessee, to-wit:

Two tracts or parcels of land in the 13th Civil District of Davidson County, Tennessee, more particularly described according to a survey by John J. O'Connor, dated November 17, 1973, as follows, to wit:

Tract 1: Beginning at a point on the southerly margin of Cato Road, said point being in the northwest corner adjoining Cato Road of a tract conveyed by Elbert J. Davidson and wife, Rhiney L. Davidson, to Elbert L. Davidson, as of record in Book 4800, page 599, Register's Office for Davidson County, Tennessee; thence South 2 degrees 22 minutes 20 seconds West 555.47 feet to a point; thence North 82 degrees 04 minutes 20 seconds West 150 feet to a point; thence with Blackman's line North 2 degrees 16 minutes 25 seconds East 544.2 feet to a point; thence along the southerly margin of Cato Road South 86 degrees 26 minutes 20 seconds East 150 feet to the point of beginning, containing 1.89 acres, more or less.
This property is unimproved and underdeveloped.
Being the same property conveyed to Gary A. White, and wife, Vera D. White, by deed from Alma Faye Waller, of record in Book 7959, page 162, Register's Office for Davidson County, Tennessee.

Tract II: Beginning at a point on the southerly margin of Cato Road, said point being the northwest corner of the property conveyed

to Garland S. Coleman by deed from Richard H. Lawless and wife, Betty Jean Lawless, as of record in Book 3827, page 29, Register's Office for Davidson County, Tennessee; thence South 2 degrees 45 minutes West 585.9 feet to a point; thence North 82 degrees 4 minutes 20 seconds West 351.4 feet to a point; thence North 2 degrees 45 minutes East 264.15 feet to a point; thence North 84 degrees 4 minutes 25 seconds West 150.2 feet to a point; thence North 1 degree 45 minutes West 269.2 feet to a point; thence along the southerly margin of Cato Road South 86 degrees 26 minutes 20 seconds East 200 feet to the point of beginning, containing 3.69 acres more or less.
This is improved property known as 4423 Cato Road, Nashville, Tennessee. Being the same property conveyed to Gary A. White and wife, Vera D. White, by deed from Alma Faye Waller, of record in Book 7959, page 162, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, is that portion of land sold to the State of Tennessee, consisting of 1.89 acres, more or less, as conveyed by Warranty Deed from Elbert L. Davidson and Wife, Irene M. Davidson, et al, dated February 04, 1991, recorded February 12, 1991, Book 8296, page 950, Register's Office for said County.

Being a part of the same property conveyed to Elbert J. Davidson and wife Rhiney L. Davidson, by deed from Horten A. Jones and wife, of record in Book 1387, page 43, Register's Office for Davidson County, Tennessee. Being also the same property conveyed to Elbert L. Davidson and Alsa Faye Waller, by Quitclaim Deed from Elbert J. Davidson and wife Rhiney L. Davidson, dated April 25, 1985, recorded April 26, 1985, of record in book 6542, page 735, said Register's Office Bing also the same property conveyed to Gary A. White and Vera D. White, husband and wife, as to an undivided one-half interest, by deed from Asa Faye Waller and husband, Lillard Waller, dated September 24, 1989, recorded October 12, 1989, book 7959, page 162, said Register's Office. Being also a part of the same property conveyed to Vera D. White, by Quitclaim Deed from Bary A. White, (as to an undivided one-half interest), dated July 08,1993, recorded August 04, 1993, Book 9035, page 741, Register's Office for Davidson County.
Being also a part of the same property conveyed to Gary W. Biggs, by Deed of Trust from Vera D. White, A.K.A. Vera L. Biggs, (as to an undivided one-half interest), dated March 24, 1999, recorded March 31, 1999, book 11408, page 119-130, Register's Office for

Davidson County.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

TO HAVE AND TO HOLD the said premises to the party of the second part, and those claiming under her, forever

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 9th day of February, 2005.

Gary W. Biggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, in and for the County and State aforesaid, personally appeared Gary W. Biggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 9th day of February 2005.

RENITA J. MORTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: COMM. EXPIRES NOV. 25, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the consideration for this transfer is Divorce and other good and valuable consideration.

Tina L. Biggs
AFFIANT

SWORN TO AND SUBSCRIBED before me this the 12 day of Oct. 2005

Rachel Van Etten
NOTARY PUBLIC

ROCHEL VAN ETTEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Sept 22, 2007

My Commission Expires SEPT. 22, 2007