WARRANTY DEED

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: JAN 12, 2010

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$75,000.00.**

Affiant

Subscribed and sworn to before me, this the 6th day of October, 2006.

Notary Public

My commission expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Vincent Biddix **Nancy Biddix**	**SAME**	**05812002600**
3332 Kings Lane		
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Ben Edd Biddix Sr. , unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vincent Biddix and wife, Nancy Biddix

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 Lot No. 241 on the Plan of Haynes Park Subdivision, Section 3, as of record in Book 4460, page 185, Register's Office for Davidson County, Tennessee.

Said Lot no. 241 fronts 74 feet on the northerly side of Kings Lane and runs back between lines, 363.18 feet on the easterly side and 367.41 feet on the westerly side to a line at the rear on which it measures 73.89 feet thereon.

Being the same property conveyed to Ben Edd Biddix, Sr and wife, Mattie H. Biddix, by Deed from W.L. Bainbridge Company, dated May 6, 1976, of record in Book 5025, Page 976, Register's Office for Davidson County, TN. The said Mattie H. Biddix now being deceased.

This is improved (__X__) Unimproved (____) property, known as **3332 Kings Lane, Nashville, TN 37218**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this **6th** day of **October, 2006.**

Ben Edd Biddix Sr. 10/06/06

Ben Edd Biddix Sr.

Davidson County DEEDWARR
Recvd: 10/13/06 13:20 2 pgs
Fees:13.00 Taxes:277.50

20061013-0127476

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Ben Edd Biddix Sr.,** the within named sellers, 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 **6th** day of **October, 2006.**

Marie Milstein
Notary Public

My Commission Expires: 07/19/08

MARIE MILSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires
July 19, 2008

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

BEB Sr