Return to:

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

B-5212

This instrument prepared by:
Martha Brooke Perry, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Herbert Biggs and wife,
Barbara Biggs

NEW OWNER:
Mathew H. McKenzie and
wife, Elizabeth M. McKenzie
482 Briar Patch Ln.
Joelton, TN 37080

MAP: 36 036-00-0-005.00

PARCEL: 5

SEND TAX BILLS TO: Hamilton Mortgage Corporation
1 Independent Plaza, Ste. 416, Birmingham, AL 35209

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Herbert Biggs and wife, Barbara Biggs, Grantors herein; have bargained and sold and by these presents do convey unto Mathew H. McKenzie and wife, Elizabeth M. McKenzie, Grantees herein, their heirs and assigns, the following described property:

LAND in the 14th Civil District of Davidson County, Tennessee, being described according to a survey by Merville & Keel, Inc., dated March 19, 1980, described as follows:

Beginning at a point in the centerline of Little Marrowbone Road, said point being the southeast corner of the property conveyed to Fred D. Leslie and wife, Mabel Leslie, by deed from Jack Leonard Leslie and wife, Sandra Jo Ann Leslie, of record in Book 4291, page 959, Register's Office for Davidson County, Tennessee; thence, leaving said road, north 2 deg. 30' east, 1501 feet to a 24" hickory, said tree being the northeast corner of the property conveyed to Frank E. Allison by deed from Earl N. Jones and wife, Ellen H. Jones, of record in Book 5021, page 564, said Register's office; thence south 88 deg. east, 853 feet to a spike in the centerline of Higdon Road; thence with the centerline of Higdon Road, south 15 deg. 30' east, 185.1 feet to a point; south 30 deg. 43' east, 165 feet to an iron pin in the centerline of Little Marrowbone Road; said point being the southwest corner of property conveyed to Edith E. Boyd by deed from George W. Carney of record in Book 5126, page 994, said Register's office; thence with the centerline of Little Marrowbone Road, south 72 deg. 10' west, 212 feet to a point; south 43 deg. 45' west 231 feet to a point; south 35 deg. west 625 feet to a point; south 40 deg. 30' west 511 feet to the point of beginning.

AND BEING the same property conveyed to Herbert Biggs and wife, Barbara Biggs, by deed from Frederick W. Person and wife, Hilda May W. Person, of record as Instrument No. 20020319-0034173, Register's Office of Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 11/21/06 09:53 2 pgs
Fees:13.00 Taxes:777.00
20061121-0144284

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 17 day of November, 2006.

Herbert Biggs
HERBERT BIGGS

Barbara Biggs
BARBARA BIGGS

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, HERBERT BIGGS and wife, BARBARA BIGGS, 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 my hand, at office, this the 17th day of November, 2006.

Martha Smith B
NOTARY PUBLIC

My commission expires: 1/19/09

STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Charlotte A. Bethel
Grantee

SWORN to and subscribed before me

this the 17th day of November, 2006.

Carol R Rivers
NOTARY PUBLIC

My commission expires: 11/10/08

CAROL R. RIVERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN