**Return to: Box 10-B
Cohen & Cohen

	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ $95,700.00 BJC
WARRANTY DEED	Affiant Subscribed and sworn to before me, this 23rd DAY OF May, 2007. Notary Public MY COMMISSION EXPIRES: 9/22/2007 (AFFIX SEAL)
B-CMA-07-2015	
THIS INSTRUMENT WAS PREPARED BY	
Rudy Title and Escrow 2012 21st Ave South Nashville, TN 37212	

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan D. Arnett	Guaranty Trust Company	
2015 Hutton Drive	(NAME) P. O. Box 1218	106-13-118.00
(ADDRESS) Nashville, TN 37210	(ADDRESS) Murfreesboro, TN 37133	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we J. D. BIGGS AND BRENDA BIGGS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RYAN D. ARNETT, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 42 ON THE PLAN OF SECTION ONE, WOODYCREST, OF RECORD IN BOOK 1835, PAGE 25, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO J. D. BIGGS AND WIFE, BRENDA BIGGS BY TRUSTEE'S DEED FROM ROBERT L. TAYLOR, TRUSTEE, RECORDED ON THE 3RD DAY OF MARCH, 1987 IN DEED BOOK 7153, PAGE 373, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID J. D. BIGGS AND BRENDA BIGGS ARE NOW DIVORCED PURSUANT TO FINAL DIVORCE DECREE (NO. 03-6444-DR) FILED JULY 3, 2003 IN THE CHANCERY COURT FOR RUTHERFORD COUNTY, TENNESSEE.

SHERRY L. SMITH BIGGS JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 1835, PAGE 25, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2015 Hutton Drive, Nashville, Tennessee 37210
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 05/24/07 11:24 2 pgs
Fees:13.00 Taxes:354.09
20070524-0061969

Witness my/our hand(s) this 23rd day of May, 2007.

J. D. Biggs

Brenda Biggs

Sherry L. Smith Biggs

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. D. Biggs, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of May, 2007.

Notary Public

My Commission Expires:

(SEAL)

ADDITIONAL TAX FOR STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenda Biggs, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of May, 2007.

Notary Public

My Commission Expires: 2/22/2010

COMAS F. MONTGOMERY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sherry L. Smith Biggs, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of May, 2007.

Notary Public

My Commission Expires: 2/22/2010

COMAS F. MONTGOMERY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903