Davidson County DEEDQC
Recvd: 12/26/07 10:24 3 pgs
Fees:18.00 Taxes:92.50
20071226-0147007

This instrument prepared by:
Sam M. Balthrop
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey Street, P.O. Box 82
Ashland City, TN 37015

Herbert Biggs and wife,
Barbara Biggs

TO: New owner
T & C Excavating, Inc.
1018 Gill Rd.
Ashland City, TN 37015

MAP: 36

PARCEL: 30 & 6 (part)

SEND TAX BILLS TO: SAME

QUITCLAIM DEED

For and in consideration 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; do hereby quitclaim and convey unto T & C Excavating, Inc., a Tennessee corporation, Grantee herein, its successors and assigns, all of our rights, title and interest in and to the following described property:

> LAND in the 14th Civil District of Davidson County, Tennessee, according to a 11/8/07 survey by James L. Terry, Tenn. R.L.S. No. 563, 2812 Branwood Drive, Nashville, Tennessee 37214, beginning at an existing iron rod lying on the southerly margin of Cotton Patch Road, said point further described as being the northwest corner of the property conveyed to R. K. Griffin, Jr. in Book 1632, page 69, Register's Office of Davidson County, Tennessee; thence leaving said margin and running with the westerly line of the said Griffin Property as follows: South 02 degrees 11 minutes 25 seconds East a distance of 185.55 feet to an existing iron rod; thence south 07 degrees 09 minutes 21 seconds west a distance of 711.16 feet to an existing iron rod lying at the southeast corner of the said Griffin Property; thence leaving said westerly line of Griffin and running with the southerly line of said Griffin, South 84 degrees 16 minutes 42 seconds East a distance of 579.17 feet to an existing iron rod lying on the northwest corner of the Mathew McKenzie Property as of record as Instrument No. 200611210144284, Register's Office of Davidson County, Tennessee; thence leaving the said line of Griffin and running with the westerly line of the said McKenzie, South 00 degrees 56 minutes 47 seconds East a distance of 449.26 feet to a point; thence leaving the said line of McKenzie and running as follows: South 83 degrees 09 minutes 50 seconds West a distance of 369.47 feet to a point; thence South 82 degrees 17 minutes 39 seconds West a distance of 167.63 feet to a point; thence South 85 degrees 27 minutes 32 seconds West a distance of 76.09 feet to a point; thence North 81 degrees 12 minutes 15 seconds West a distance of 72.43 feet to a point; thence North 71 degrees 03 minutes 51 seconds West a distance of 57.44 feet to a point; thence North 59 degrees 03 minutes 13 seconds West a distance of 60.00 feet to a point; thence North 41 degrees 02 minutes 13 seconds West a distance of 59.02 feet to a point; thence North 24 degrees 05 minutes 43 seconds West a distance of 57.71 feet to a point; thence North 13 degrees 32 minutes 50 seconds West a distance of 47.58 feet to a point; thence North 03 degrees 16 minutes 20 seconds East a distance of 68.35 feet to a point; thence North 08 degrees 57 minutes 55 seconds East a distance of 78.08 feet to a

point; thence North 05 degrees 54 minutes 42 seconds West a distance of 197.18 feet to a point; thence North 62 degrees 54 minutes 54 seconds West a distance of 70.36 feet to an existing iron rod lying on the easterly line of the Joseph Matlock Property, as of record as Instrument No. 200008160081149, Register's Office of Davidson County, Tennessee; thence running with the said line of Matlock North 07 degrees 34 minutes 42 seconds East a distance of 683.52 feet to an existing iron rod lying on the said southerly margin of Cotton Patch Road; thence leaving said line of Matlock and running with the said margin of Cotton Patch Road as follows: North 38 degrees 37 minutes 53 seconds East a distance of 66.78 feet to the beginning of a curve; thence around said curve, having a radius of 397.63 feet; to the right a distance of 182.70 feet to a point; thence North 64 degrees 57 minutes 22 seconds East a distance of 120.93 feet to the point of beginning, containing 15.64, more or less, acres.

BEING all the same land conveyed to Grantors by deed recorded as Instrument No. 20050126-0009771 in the Register's Office of Davidson County, Tennessee and a part of the same land conveyed to Grantors by deed of record in Deed Book 11063 page 416 in the said Register's office.

Grantors reserve a non-exclusive fifty-foot wide easement for ingress, egress, and public utilities running parallel to the west line of the hereinabove described tract from Cotton Patch Road to property retained by Grantors lying south of the property described hereinabove. Said easement is to remain open and not to be blocked by gates or any other manner.

The hereinabove described property is subject to an apparent easement for an existing overhead electric line.

This conveyance is made subject to such liens, limitations and restrictions as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 6 day of December, 2007.

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 6 day of December, 2007.

Lisa Ray
NOTARY PUBLIC

LISA RAY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires: 10-25-08

My Commission Expires OCT 25, 2008

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $ 25,000.00

TCC Excavating Inc. Christopher A Kraut

GRANTEE

SWORN to and subscribed before me

this the 6 day of December, 2007.

NOTARY PUBLIC

My commission expires: 10-25-08

LISA RAY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires OCT. 25, 2008