Dolores Moulton, Register
Cheatham County Tennessee
Rec #: 151098 Instrument #: 108903
Rec'd: 20.00 Recorded
State: 209.05 5/27/2008 at 9:56 AM
Clerk: 1.00 in Record Book
EDP: 2.00 288
Total: 232.05 Pgs 621-624

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

Herbert J. Biggs and wife, Barbara Biggs
TO:
John Goodwin and wife, Olivia Goodwin
135 PLANTATION DR
LAVERGNE TN 37086

NB 036-00-0 Parcel 006.00
Davidson Co. Parcel: ~~3600006~~ (part of)
Cheatham Co. Parcel: 53-106.01 (part of)

SEND TAX BILLS TO: SAME

Davidson County DEEDWARR
Recvd: 06/06/08 08:43 4 pgs
Fees:22.00 Taxes:0.00
20080606-0058113

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, **Herbert J. Biggs and wife, Barbara Biggs**, Grantors herein, have bargained and sold and by these presents do convey unto **John Goodwin and wife, Olivia Goodwin**, Grantees herein, their heirs, successors, and assigns, the following described property located in Davidson County and Cheatham County, Tennessee:

Land lying in the 10th Civil District of Davidson County, Tennessee. Said tract further described as being a portion of the property conveyed to Herbert and Barbara Biggs in Book 11063, Page 416, Register's Office of Davidson County, Tennessee.

BEGINNING at a point lying on the easterly line of George Berry Allen as of record in Book 111, Page 16, Register's Office of Cheatham County, Tennessee; said point further described as lying south 1 degree 52 minutes 15 seconds west a distance of 826.82 feet from the southerly margin of Old Cotton Patch Road; thence leaving the said line of Allen and running as follows: south around a curve, having a radius of 207.57 feet, to the right a distance of 87.91 feet to a point; thence south 26 degrees, 08 minutes, 13 seconds west a distance of 406.98 feet to the beginning of a curve, thence in a southerly direction around a curve, having a radius of 416.05 feet, to the right a distance of 238.51 feet to a point; thence south 58 degrees, 59 minutes 00 seconds west a distance of 169.62 feet to the beginning of a curve; thence in a southerly direction around a curve, having a radius of 183.09 feet, to the left a distance of 171.54 feet to a point; thence south 5 degrees, 17 minutes, 59 seconds west a distance 195.59 feet to the beginning of a curve; thence in a southerly direction around a curve, having a radius of 125.91 feet, to the right a distance of 205.14 feet to a point; thence north 81 degrees 21 minutes 03 seconds west a distance of 156.27 feet to the beginning of a curve; thence in a westerly direction around a curve, having a radius of 485.51 feet, to the right a distance of 94.80 feet to a point; thence north 70 degrees 09 minutes 47 seconds west a distance of 228.85 feet to the beginning of a curve; thence in a westerly direction around a curve, having a radius of 265.73 feet to the left a distance of 55.00 feet to a point; thence north 82 degrees 01 minutes 16 seconds west a distance of 331.97 feet to a point lying on the easterly line of the Ronald Heinze property as of record in Book 64, Page 91, Register's Office of Cheatham County, Tennessee; thence running with the easterly line of the said Heinze property as follows: north 24 degrees 00 minutes 48 seconds east a distance of 16.37 feet to a point; thence north 53 degrees 26 minutes 51 seconds east a distance of 169.05 feet to a point; thence north 31 degrees 23 minutes 02 seconds east a distance of 1009.96 feet to a point lying on the southerly line of the said Allen property; thence leaving the said line of Heinze and running with said line of Allen south 89 degrees 58 minutes 19 seconds east a distance of 928.34 feet to the point of beginning, containing 23.492, more or less, acres, according to a survey by

James L. Terry & Co., 2813 Branwood Drive, Nashville, Tennessee 37214.

Included with the above described tract of land is a non-exclusive, perpetual 50' egress, ingress, and utility easement running from Cotton patch Road; said tract of land is also subject to said easement as detailed in the reservation by Grantors below and in the deed of record at Instrument No. 20080331-0032004, Register's Office of Davidson County, Tennessee and at Record Book 283, page 153, Register's Office of Cheatham County, Tennessee; said easement is more particularly described as follows:

Lying and being in the Fourteenth Civil District of Davidson County, Tennessee, and a portion in the First Civil District of Cheatham County, and being more particularly described as follows:

BEGINNING at a point lying on the southerly margin of Old Cotton Patch Road, said point further described as being the northeast corner of the George Allen property of record in Book 111, Page 16, in the Register's Office of Cheatham County, Tennessee; thence running with said margin of said road, North 38 degrees 44 minutes 33 seconds East 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 90.19 feet to a point; thence leaving said margin of road, South 25 degrees 26 minutes 35 seconds West 129.71 feet to a point; thence South 1 degrees 52 minutes 15 seconds West 826.77 feet to the beginning of a curve; thence around said curve, having a radius of 257.57 feet, to the right a distance of 109.09 feet to a point; thence South 26 degrees 08 minutes 13 seconds West 406.98 feet to the beginning of a curve; thence around said curve, having a radius of 466.05 feet, to the right a distance of 267.17 feet to a point; thence South 58 degrees 59 minutes West 169.62 feet to the beginning of a curve; thence around said curve, having a radius of 133.09 feet, to the left a distance of 124.70 feet to a point; thence South 5 degrees 17 minutes 59 seconds West 195.59 feet to the beginning of a curve; thence around said curve, having radius of 175.91 feet, a distance of 286.60 feet to a point; thence North 81 degrees 21 minutes 03 seconds West 156.27 feet to the beginning of a curve; thence around said curve, having a radius of 535.51 feet, to the right a distance of 104.56 feet to a point; thence North 70 degrees 09 minutes 47 seconds West 228.85 feet to the beginning of a curve; thence around said curve, having a radius of 215.73 feet, to the left a distance of 44.65 feet to a point; thence North 82 degrees 01 minutes 16 seconds West 255.0 feet to a point; thence South 19 degrees 24 minutes 05 seconds West 312.37 feet; thence South 23 degrees 46 minutes 42 seconds West 234.23 feet to a point; thence South 34 degrees 29 minutes 14 seconds West 229.02 feet to a point lying on the northerly line of the above described tract; thence running with said northerly line, North 81 degrees 36 minutes 39 seconds West 55.68 feet to a point lying 19.32 feet from the point of beginning of the 100.10 acre tract; thence leaving said northerly line, North 34 degrees 29 minutes 14 seconds East 248.83 feet to a point; thence North 23 degrees 46 minutes 42 seconds East 227.64 feet to a point; thence North 19 degrees 24 minutes 05 seconds East 351.37 feet to a point; thence South 82 degrees 01 minutes 16 seconds East 295.91 feet to the beginning of a curve; thence around said curve, having a radius of 265.73 feet, to the right a distance of 55.00 feet to a point; thence South 70 degrees 09 minutes 47 seconds East 228.85 feet to the beginning of a curve; thence around said curve, having a radius of 485.51 feet, to the left a distance of 94.80 feet to a point; thence South 81 degrees 21 minutes 03 seconds East 156.27 feet to the beginning of a curve; thence around said curve, having a radius of 125.91 feet, to the left a distance of 205.14 feet to a point; thence North 5 degrees 17 minutes 59 seconds East 195.59 feet to the beginning of a curve; thence around said curve, having a radius of 183.09 feet, to the right a distance of 171.54 feet to a point; thence North 58 degrees 59 minutes East 169.62 feet to the beginning of curve; thence around said curve having a radius of 416.15 feet, to the left a distance of 238.51 feet to a point; thence North 26 degrees 08 minutes 13 seconds East 406.98 feet to the beginning of a curve; thence around said curve, having a radius of 207.57 feet, to the left a distance of 87.91 feet to the southeast corner of the said George Allen property; thence running with the easterly line of the said Allen property, North 1 degree 52 minutes 15 seconds East 826.82 feet to the point of beginning, by survey of James L. Terry, TN R.L.S. No. 563, dated October 30, 2003.

AND BEING part of the same property conveyed to Herbert J. Biggs and wife, Barbara Biggs by deed from Earl N. Jones, Frank E. Allison, James Howard Stone, and Charles G. Sell of record at Book 11063, page 416, Register's Office of Davidson County, Tennessee and of record at Deed Book 451, page 757, and re-recorded at Deed Book 455, page 194, both in the Register's Office of Cheatham County, Tennessee.

The Grantor herein does hereby reserve a non-exclusive, perpetual 50' egress, ingress, and utility easement across that portion of the above described easement that lies upon the land being conveyed herein to the Grantee. Said easement being reserved by Grantor is intended to serve Grantor's property and to run with the land and the use of it may be granted to additional third parties to whom Grantor may transfer other portions of their remaining land.

T & C Excavating, Inc., a Tennessee Corporation, does hereby join in the execution of this document for the purpose of conveying unto Grantor and Grantee a non-exclusive, perpetual 50' egress, ingress, and utility easement, to run with the land, across that portion of the above described easement that lies upon the land owned by T & C Excavating, Inc.

This conveyance is subject to easements for ingress and egress and utilities of record in Survey, Easement, and Utility Book 1, page 36, Register's Office of Cheatham County, Tennessee, Instrument number 59920, Register's Office of Davidson County, Tennessee and in Survey, Easement, and Utility Book 1, page 45, Register's Office of Cheatham County, Tennessee, Instrument number 20031124-0170331 and Instrument number 20031001-0144761, Register's Office of Davidson County, Tennessee and in the deed of record at Record Book 283, page 153, Register's Office of Cheatham County, Tennessee and Instrument Number 20080331-0032004.

This conveyance is also subject to an easement for a gas transmission line.

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, successors 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, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands this the 23rd day of May, 2008.

Herbert J. Biggs
HERBERT J. BIGGS

Barbara Biggs
BARBARA BIGGS

Chris Krantz President
T & C Excavating, Inc.
By: Chris Krantz
Title: President

REGISTER OF DEEDS of Cheatham County Tennessee
Dolores Moulton, Register
Ashland City, TN

*** OFFICIAL RECEIPT ***

Receipt Number: 151098
Receipt Date: 5/27/2008
Received By: D'ANDREA FLOWERS, DEPUTY
Cash Drawer: DEDRK3

100983	Deed	4 Pages		$22.05
	5/27/2008 9:56 AM	BE 280-621		
	BIGGS HERBERT J/GOODWIN JOHN			
		Recording Fee	$20.00	
		EMP Fee	$2.00	
		Register's Fee	$1.00	
	Transfer tax on $56000.00 consideration		$289.65	
		7 Pages	$37.00	
100984	Deed of Trust			
	5/27/2008 9:56 AM	BE 280-625		
	GOODWIN JOHN/VESTED T MIKE TR			
		Recording Fee	$35.00	
		EMP Fee	$2.00	
		AMOUNT DUE:		$251.65
CK 9950	BRATHROP PERRY & NOE		$269.05	
		AMOUNT PAID:		$251.65
		LESS AMOUNT DUE:		$269.05
		PAID IN FULL:		$0.00

If Paid By Check, This Receipt
Is Not Valid Until Check Is Paid By Bank.

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Herbert J. Biggs and wife, Barbara 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 they executed the within instrument for the purposes therein contained. WITNESS MY hand, at office this the 23rd day of May, 2008.

NOTARY PUBLIC

My Commission Expires: 7/19/09

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, Chris Krantz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of T & C Excavating, Inc., the within named bargainor, a Tennessee corporation, and that he as such Chris Krantz executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as officer. WITNESS my hand, at office this the 23rd day of May, 2008.

My Commission Expires: 7/19/09

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $56,500.00.

Grantee

SWORN to and subscribed before me
this the 23rd day of May, 2008.

NOTARY PUBLIC

My commission expires: 7/19/09