THIS INSTRUMENT PREPARED BY AND RETURN TO:
WILLIAM TIMOTHY HILL
SUN TRUST BANK BUILDING
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219
TEL: 615/256-1577

Davidson County DEEDWARR
Recvd: 11/09/09 14:57 3 pgs
Fees:18.00 Taxes:18.50
20091109-0103656

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Richard B. Trotter 809 North 2nd Street Nashville, TN 37207	Same	02900006500

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $5,000.00.

Richard Trotter
AFFIANT

SWORN to and subscribed before me this 9th day of November, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
My Commission Expires SEPT. 3, 2012

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, grantors, Ida Jo Biggs and Kirby Dale Biggs, by these presents do hereby sell and convey unto Richard B. Trotter, his heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 14th Civil District of Davidson County, Tennessee being part of a five acre tract, of record in Deed Book 1184, page 232, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin, located in the center of Old Clarksville Highway, 671.6 feet southerly from the center of U.S. Highway 41-A and 228.6 feet from the northeast corner of Fred L. Thomas; thence with the center of Old Clarksville Highway, South 1 deg. 17' West 100.0 feet to an iron pin; thence North 89 deg. 00' West 216.50 feet with a wire fence, Joe B. Lewis north line, to an iron pin; thence North 1 deg. 17' East 100.00 feet to an iron pin; thence South 89 deg. 00' East 216.50 feet to the point of beginning, containing 0.49 acres, more or less.

This conveyance is subject to one-half of a 33' wide right-of-way along the easterly boundary claimed by Davidson County as right-of-way for Old Clarksville Turnpike carried in the official records of the Davidson County Highway Dept as Eaton's Creek Road and as set out in Deed at Book 10516, Page 185, Register's Office Davidson County. Tennessee.

The grantors have never resided in the property this is a commercial property.

BEING the same property conveyed to Ida Jo Biggs and Kirby Dale Biggs, by Warranty deed recorded 7-3-97, in Book 10516, at Page 185, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5877 Old Clarksville Pike, Joelton, Tennessee.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said grantee, his heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as stated herein as follows:

1. Davidson County property tax for the year 2009 is being paid by Grantee contemporaneously to this Deed conveyance.

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said grantee, his heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS our hands this 9 day of Nov., 2009.

Ida Jo Biggs

Ida Jo Biggs

Kirby Dale Biggs

Kirby Dale Biggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, William Timothy Hill, a Notary Public in and for the State and County aforesaid, personally appeared Ida Jo Biggs and Kirby Dale Biggs, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 9th day of November, 2009, at Nashville, Tennessee.

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

Commission expires My Commission Expires SEPT. 3, 2012

AFFIDAVIT

I, William Timothy Hill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

William Timothy Hill
PRICE, HILL & KOLARICH
201 4th Avenue North, Suite 1800
Nashville, TN 37219
(615) 256-1577

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Phyllis Ashby, a notary public for this county and state, (William Timothy Hill) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

PHYLLIS ASHBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

Notary Public

MY COMMISSION EXPIRES: March 20, 2010.