This Instrument Prepared By:
INGRAHAM, PAUTIENUS & TIDWELL, PLLC, 216 Centerview Drive, Suite 317, Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Address New Owner:	***Send Tax Bills To:***	***Map/Parcel***
EULIS E. BIGGS and MARY N. BIGGS, Trustees BIGGS REVOCABLE LIVING TRUST 432 N. Palmers Chapel Road White House, Tennessee 37188-9067	SAME	042-07-0A-056.00CO

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(a)(3)(F).

Eulis E. Biggs
EULIS E. BIGGS

Sworn to and subscribed before me this 4th day of February, 2010.

Notary Public My Commission Expires:

JAMES M. ADCOX III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 9, 2012

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, EULIS E. BIGGS and MARY N. BIGGS, have this date bargained and sold, and does hereby transfer and convey their interest in the following described property unto EULIS E. BIGGS and MARY N. BIGGS, Trustees, or their successors in trust, under the BIGGS REVOCABLE LIVING TRUST, dated January 4, 2010, and any amendments thereto, certain real estate in Davidson County, Tennessee, being more particularly described as follows:

LEGAL DESCRIPTION ATTACHED

BEING the same property conveyed by Scott Morris and wife, Jo Ann Morris, to Eulis E. Biggs and wife, Mary Naomi Biggs (being one and the same as Mary N. Biggs), by Warranty Deed of record in Deed Book 7976 / Page 56, Register's Office, Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100008710 DEEDWARR
Recvd: 02/12/10 08:15 3 pgs
Fees:17.00 Taxes:0.00
20100212-0010944

This is improved property known as 871 Heritage Circle, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS this 4th day of February, 2010.

Eulis E. Biggs
EULIS E. BIGGS

Mary N. Biggs
MARY N. BIGGS

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EULIS E. BIGGS and MARY N. BIGGS, with whom I am personally acquainted, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at White House, Tennessee, this 4th day of February, 2010.

NOTARY PUBLIC My Commission Expires:

JAMES M. ADCOX III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 9, 2012

LEGAL DESCRIPTION

BEING LOT NO 219 on the plan of Revised Phase Two, Heritage square, as of record in Plat Book 5200, page 378, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Scott Morris and wife, Jo Ann Morris, by deed from Fox Ridge Homes, Inc. of record in Book 5990, page 274, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5752, page 884, said Register's Office.

This conveyance is subject any and all zoning regulations, building restrictions and set back lines, if any, and easements and rights of way for public utilities.

THIS conveyance is subject to any and all existing restrictions and easements of record.

042-07-0A-056.00CO