BILL GARRETT, Davidson County
Trans:T20100034043 DEEDWARR
Recvd: 06/04/10 11:10 2 pgs
Fees:13.00 Taxes:37.00
20100604-0043451

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$10,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2010.

Notary Public

My commission expires: 11-7-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Richard E. Biggs	**Richard E. Biggs**	**Map 067 049.00**
5074 Old Hydes Ferry Pike	**5074 Old Hydes Ferry Pike**	
Nashville, TN 37218	**Nashville, TN 37218**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

T. E. Rogers, Trustee with full power to transfer, convey, lease, mortgage or otherwise encumber without the joinder of any beneficiary.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard E. Biggs

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 13th, formerly 25th Civil District of Davidson County, Tennessee, being Lot No. 3 on the Plan of C. W. Burns' subdivision not of record, described according to survey made by Dorris e. Boner, Surveyor, April 15, 1950, as follows:

Beginning in the center of Old Hydes Ferry Pike at the corner of Lots No. 2 and 3, said beginning point being the southwest corner of the property conveyed to J.L. Brown and wife, by deed from C.W. Burns and wife, of record in Book 1847, Page 406, Register's Office for said County; thence with the line between said two lots northwardly 236.7 feet to an iron pin the northeast corner of Lot No. 3; thence South 62 deg. 30 min. West 100 feet to the northeast corner of Lots No. 3 and 4; being the northeast corner of the property conveyed to H.E. Roberts and wife, Estelle Roberts, by deed from C.W. Burns and wife, of record in Book 1787, Page 283, Register's Office for said County; thence with the line between said two lots southwardly 233.2 feet to the center of Old Hydes Ferry Pike; thence with the same easterly 100 feet to the beginning.

Being the same property conveyed to T. E. Rogers, Trustee with full power to transfer, convey, lease, mortgage or otherwise encumber without the joinder of any beneficiary, by deed from Woodrow T. Harry and wife, Gracie M. Harry, of record in Instrument No. 20060413-0042459, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2010 and subsequent years, easements, and restrictions of record.

This is improved (____) Unimproved (X) property, known as **5070 Old Hydes Ferry Pike, Nashville, TN 37218**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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.

Witness my/our hand(s) this 28th day of May, 2010.

T. E. Rogers, Trustee

T. E. Rogers, Trustee

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **T. E. Rogers, Trustee**, the bargainor(s) 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 **28th** day of **May, 2010.**

Notary Public

My Commission Expires: 11/7/2011

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY