ADDRESS NEW OWNER:
Rose Marie Miller
5704 Higdon Road
Joelton, TN 37080

This instrument was prepared by:
Rose M. Miller
6470 Old Hickory Blvd
Whites Creek, TN 37189

SEND TAX BILLS TO:
Rose Marie Miller
5704 Higdon Rd
Joelton TN 37080

MAP: 37
PARCEL: 2

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY FIVE THOUSAND DOLLARS ($75,000.00), cash in hand paid by the hereinafter named Grante and other good and valuable considerations, the receipt of which are hereby acknowledged, I Christopher R. Biggs and wife Vickie D. Biggs, hereinafter called grantor have bargained and sold and by these presents do hereby transfer, convey and quitclaim unto **Rose Marie Miller,** hereinafter called grantee their heirs and assigns, all my rights, title, claim and interest in and to a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows:

LAND in the 14th Civil district of Davidson County, Tennessee, being part of the Hampton-Tobin 620 acre tract, and being the northwest part of tract 2, as set out and described in the deed from Nashville Trust Company to Cornwell, et al, of record in Book 1006, page 314, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof by John Setters, Surveyor, July 1946, as follows:.

Said Lot No. N/A

BEGINNING at stake in the center line of Cotton Patch Road, at the northwest corner of the property of Leon Gilbert, et al, in the south line of the land of Rose Meadows: thence with the west line of the Gilbert Land, as follows: South 35 deg. East 223 feet to a Hickory, South 23 deg. East 140 feet to a spring, South 34 deg. East 234 feet to a stake in a branch in the line in the line of the lands of Cronwell and Higdon; thence with the line of the same as follows: South 86-1/2 deg. West 300 feet to a stake on a hillside; North 36-1/4 deg. West 234 feet to a stake, North 4-1/2 deg. East 130 feet to a persimmon North 64/1/2 deg. West 135 feet to a stake, formerly hickory tree, in the center line of said Cotton Patch Rd; thence with the line of the same as follows: North 12 deg. East feet; North 24 deg. East 181 feet, North 53 deg. East 149 feet to the beginning, containing 4 acres, more or less, INCLUDING but EXCLUDING therefrom a strip of land from Station 45-37 to Station 49-25, extending a minimum distance of 25 feet on the right of the center line, having a width sufficient on which to build a 30 foot flat section road with 15 feet on each side of the center line, and provide for drainage and standard slopes in cut and fill, and a strip of land from station 40-00 to Station 40-25 extending a minimum distance of 25 feet on the left of the center ine, having a width sufficient on which to build a 30 foot flat section standard slopes in cut and fill.

BEING the same property conveyed to both Christopher R. Biggs and wife Vickie D. Biggs by deed recorded by **Instrument No**. 20040528-0063257.

THIS conveyance is SUBJECT TO any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year.

THIS description is the same as the previous deed of record.

THIS property is improved property known as 5704 Higdon Road, Joelton, Tennessee 37080.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

BILL GARRETT, Davidson County
Trans:T20100081901 DEEDQC
Recvd: 12/29/10 14:48 2 pgs
Fees:13.00 Taxes:277.50
20101229-0103564

IN WITNESS WHEREOF, Grantor have executed this instrument this the 23rd day of Dec, 2010.

Christopher R Biggs

Christopher R. Biggs (Seller)

Vickie D. Biggs

Vickie D. Biggs (Seller)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher R. Biggs and wife Vickie D. Biggs**, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of Dec, 2010.

JUNE N. TULL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires 5/8/2012

STATE OFTENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $75,000.00

Rose Marie Miller

Rose Marie Miller (Buyer)

Subscribed and sworn to before me, this the 28th Day of December 2010

Shirley A. Biggs

Notary Pubic

My Commission Expires March 10, 2012

SHIRLEY A. BIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 10, 2012