BILL GARRETT, Davidson County
Trans:T20110057904 DEEDQC
Recvd: 09/19/11 10:20 3 pgs
Fees:17.00 Taxes:0.00
20110919-0072312

This instrument prepared by:
Glen Edward Biggers
2311 Luster Road
Goodlettsville, TN 37072

P/O Map 17, Parcel 196

QUIT CLAIM DEED

PICK-UP

This instrument made and entered into on this 19th day of September, 2011, by and between Glen E. Biggers and wife Leila P. Biggers (Grantor), and Glen E. Biggers and wife Leila P. Biggers (Grantee).

WITNESSETH:

That for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned hereinafter referred to Grantor, does convey and quit claim unto the Grantee all of their right, title and interest in and to the following described tract of real estate, to wit:

Being that described as LOT 1 – HOME TRACT, on the survey by Thornton & Associates, Inc. Land Surveying, Titled Boundary Survey OF THE GLEN E. AND LEILA P. BIGGERS PROPERTY, Dated 3/8/2011, Project No. 10-1404,

(SEE ATTACHED EXHIBIT "A")

Being a portion of that conveyed Glen E. Biggers and wife Leila P. Biggers of record in Instrument No. 200311180168321-R.O.D.C., Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF, the Grantor(s) have hereunto set their signatures, this the day and date first above written.

STATE OF TN

COUNTY OF DAVIDSON

Glen E Biggers
GLEN E. BIGGERS

Leila P. Biggers
LEILA P. BIGGERS

Personally appeared before me, DARIAN SEAN SAMPSON, a notary public in and for the state and county aforesaid, GLEN E. & LEILA P. BIGGERS, with whom I am personally acquainted, and who acknowledged that (He, She, They) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of SEPTEMBER, 2011.

My commission expires: 3/3/2014 Notary Public Darian Sean Sampson

DARIAN SEAN SAMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

SURVEYOR'S DESCRIPTION
LOT 1 – HOME TRACT
OF THE
GLEN E. AND LEILA P. BIGGERS PROPERTY
2311 LUSTER ROAD
P/O METRO TAX MAP 17, PARCEL 196
SECOND CIVIL DISTRICT
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT OF GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE BOUNDED ON THE EAST BY THE WESTERLY MARGIN OF LUSTER ROAD, BOUNDED ON THE SOUTH BY THE CHARLES CASEY COOPER PROPERTY, AS OF RECORD IN INSTRUMENT No. 200112180139526-R.O.D.C.,TN, BOUNDED ON THE WEST BY LOT 2 – HILL TRACT OF THE REMAINING LANDS OF GLEN E. AND LEILA P. BIGGERS, AS OF RECORD IN INSTRUMENT No. 200311180168321-R.O.D.C.,TN, BOUNDED ON THE NORTH BY THE DARRELL D. GIBSON PROPERTY, AS OF RECORD IN INSTRUMENT No. 200609060109790-R.O.D.C.,TN, BOUNDED ON THE NORTHEAST BY THE ROBERT K. NORMAN, JR. PROPERTY, AS OF RECORD IN INSTRUMENT No. 200506200070387-R.O.D.C.,TN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE WESTERLY MARGIN OF LUSTER ROAD, SAID IRON PIN BEING THE NORTHEASTERLY CORNER OF THE CHARLES CASEY COOPER PROPERTY, AS OF RECORD IN INSTRUMENT No. 200112180139526-R.O.D.C.,TN, AND THE SOUTHEASTERLY CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE, WITH THE CHARLES CASEY COOPER PROPERTY, AS OF RECORD IN INSTRUMENT No. 200112180139526-R.O.D.C.,TN, N87°45'07"W, 279.76' TO AN 18" WALNUT TREE;

THENCE, S88°14'53"W, 321.19' TO AN EXISTING OLD FENCE POST;

THENCE, S80°57'54"W, 350.00' TO AN EXISTING IRON PIN, SAID IRON PIN BEING THE MOST WESTERLY CORNER OF THE CHARLES CASEY COOPER PROPERTY, AS OF RECORD IN INSTRUMENT No. 200112180139526-R.O.D.C.,TN, AND THE SOUTHEASTERLY CORNER OF LOT 2 – HILL TRACT OF THE GLEN E. AND LEILA P. BIGGERS PROPERTY, AS OF RECORD IN INSTRUMENT No. 200311180168321-R.O.D.C.,TN, AND THE SOUTHWESTERLY CORNER OF LOT 1 – HOME TRACT OF THE GLEN E. AND LEILA P. BIGGERS PROPERTY, AS OF RECORD IN INSTRUMENT No. 200311180168321-R.O.D.C.,TN, AS DESCRIBED HEREIN;

THENCE, WITH A NEW LINE, SAID LINE BEING THE WESTERLY BOUNDARY OF LOT 1 – HOME TRACT, AND THE EASTERLY BOUNDARY OF LOT 2 – HILL TRACT OF THE GLEN E. AND LEILA P. BIGGERS PROPERTY, AS OF RECORD IN INSTRUMENT No. 200311180168321-R.O.D.C.,TN, N09°57'27"W, 1,012.82' TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF THE DARRELL D. GIBSON PROPERTY, AS OF RECORD IN INSTRUMENT No. 200609060109790-R.O.D.C.,TN, AND THE NORTHWEST CORNER OF LOT 1 OF THE GLEN E. AND LEILA P. BIGGERS PROPERTY, AS OF RECORD IN INSTRUMENT No. 200311180168321-R.O.D.C.,TN, AND THE NORTHEAST CORNER OF LOT 2 – HILL TRACT OF THE GLEN E. AND LEILA P. BIGGERS PROPERTY, AS OF RECORD IN INSTRUMENT No. 200311180168321-R.O.D.C.,TN;

THENCE, A COMMON LINE WITH THE DARRELL D. GIBSON PROPERTY, AS OF RECORD IN INSTRUMENT No. 200609060109790-R.O.D.C.,TN, N62°27'39"E, 96.73' TO AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF THE ROBERT K. NORMAN, JR. PROPERTY, AS OF RECORD IN INSTRUMENT No. 200506200070387-R.O.D.C.,TN, SAID IRON PIN BEING THE NORTHEAST

CORNER OF LOT 1 – HOME TRACT OF THE GLEN E. AND LEILA P. BIGGERS PROPERTY, AS OF RECORD IN INSTRUMENT No. 200311180168321-R.O.D.C.,TN, AS DESCRIBED HEREIN;

THENCE, A COMMON LINE WITH THE ROBERT K. NORMAN, JR. PROPERTY, AS OF RECORD IN INSTRUMENT No. 200506200070387-R.O.D.C.,TN, S55°13'13"E, 1,326.68' TO AN EXISTING IRON PIN IN THE WESTERLY MARGIN OF LUSTER ROAD, SAID IRON PIN BEING THE MOST SOUTHERLY CORNER OF THE ROBERT K. NORMAN, JR. PROPERTY, AS OF RECORD IN INSTRUMENT No. 200506200070387-R.O.D.C.,TN, AND THE MOST EASTERLY CORNER OF LOT 1 – HOME TRACT OF THE GLEN E. AND LEILA P. BIGGERS PROPERTY, AS OF RECORD IN INSTRUMENT No. 200311180168321-R.O.D.C.,TN, AS DESCRIBED HEREIN;

THENCE, WITH THE WESTERLY MARGIN OF LUSTER ROAD, S18°34'52"W, 18.25' TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 08°45'27", A RADIUS OF 940.00', A LENGTH OF 143.67', AND A CHORD BEARING AND DISTANCE OF S14°12'09"W, 143.53';

THENCE, CONTINUING WITH THE WESTERLY MARGIN OF LUSTER ROAD, S09°49'26"W, 76.39' TO THE POINT OF BEGINNING.

CONTAINING 668,203 SQUARE FEET OR 15.34 ACRES, MORE OR LESS.

Prepared By:
Thornton & Associates, Inc.
Land Surveying
1205 S. Graycroft Avenue
Madison, Tennessee 37115
File: Lot 1 Biggers Property 3-8-2011 Rev'd 8-19-2011.doc

