BILL GARRETT, Davidson County
Trans:T20130059160 DEEDQC
Recvd: 07/11/13 13:41 3 pgs
Fees:17.00 Taxes:0.00
20130711-0071880

This instrument prepared by:
Martha Brooke Perry, Atty.
BALTHROP, PERRY,
NOE, NEWCOMB &MORGAN
An Association of Attorneys
102 Frey Street, P.O. Box 82
Ashland City, TN 37015

T&C Excavating, Inc., A Tennessee Corporation

TO: New Owner
Herbert J. Biggs and wife Barbara Biggs
3540 MAXEY RD
CEDAR HILL, TN 37032
SEND TAX BILLS TO: SAME

MAP: 36

PARCEL: 6.000

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, T&C Excavating, Inc., a Tennessee corporation, Grantor herein, does hereby quitclaim and convey unto Herbert J. Biggs and wife Barbara Biggs, Grantees herein, their heirs, successors, and assigns, all its right title and interest in and to, the following described property:

"SEE ATTACHED EXHIBIT A"

And, being the same property conveyed to Grantor by deed of record at Instrument Number 20090903-0083255, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to such liens, encumbrances, restrictions or other matters as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed this the 10th day of JULY, 2013.

Christopher Krantz

T&C EXCAVATING, INC
By: Christopher Krantz, President

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, CHRIS KRANTZ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the PRESIDENT of T&C Excavating, Inc. the within named bargainor, a Tennessee Corporation, and that he as such PRESIDENT executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as PRESIDENT. WITNESS my hand, at office this the 10th day of JULY, 2013.

ANDREA D. THOMASON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.
My Commission Expires NOV. 14, 2016

Andrea D. Thomason
NOTARY

My Commission Expires: Nov. 14 2016

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Andrea D. Thomason

Barbara Begg
Herbert Begg
Grantee/Affiant

SWORN TO AND SUBSCRIBED before me this the 10th day of JULY, 2013.

Andrea D. Thomason
NOTARY PUBLIC

My Commission Expires: Nov. 14 2016

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE PARTIES AND NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. ACCORDINGLY, NO ADVICE, OPINION, OR WARRANTY AS TO THE STATUS OF TITLE IS MADE OR ASSUMED BY THE PREPARER.

ANDREA D. THOMASON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.
My Commission Expires NOV. 14, 2016

Andrea D. Thomason

EXHIBIT "A"

Being a 22.471, more or less, acre tract of land lying in the 10th Civil District of Davidson County, Tennessee. Said tract further described as being a portion of the property conveyed to Herbert and Barbara Biggs in Book 11063, Page 416, Register's Office of Davidson County, Tennessee.

Beginning at a point lying on the easterly line of Joseph Matlock as of record in Instrument No. 200008160081149, Register's Office of Davidson County, Tennessee; said point further described as lying South 1 degree, 52 minutes, 15 seconds west a distance of 683.52 feet from the southerly margin of Old Cotton Patch Road; thence leaving the said line of Matlock and running as follows: south 62 degrees, 54 minutes, 54 seconds east a distance of 70.36 feet to a point; thence south south 05 degrees, 54 minutes, 42 seconds west a distance of 197.18 feet to a point; thence south 08 degrees, 57 minutes, 55 seconds west a distance of 78.08 feet to a point; thence south 03 degrees, 16 minutes, 20 seconds west a distance of 68.35 feet to a point; thence south 13 degrees, 32 minutes, 50 seconds east a distance of 47.58 feet to a point; thence south 24 degrees, 05 minutes, 43 seconds east a distance of 57.71 feet to a point; thence south 41 degrees, 02 minutes 13 seconds east a distance of 59.02 feet to a point; thence south 59 degrees, 03 minutes, 13 seconds east a distance of 60.00 feet to a point; thence south 71 degrees, 03 minutes, 51 seconds east a distance of 57.44 feet to a point; thence south 81 degrees, 12 minutes, 15 seconds east a distance of 72.43 feet to a point; thence north 85 degrees, 27 minutes, 32 seconds east a distance of 76.09 feet to a point; thence north 82 degrees, 17 minutes, 39 seconds east a distance of 167.63 feet to a point; thence north 83 degrees, 09 minutes, 50 seconds east a distance of 211.38 feet to a point; thence south 06 degrees, 26 minutes, 09 seconds east a distance of 315.36 feet to a point; thence north 88 degrees, 51 minutes, 16 seconds east a distance of 117.14 feet to a point lying on the westerly line of the Mathew McKenzie property as of record in Instrument No. 20061121014484, Register's Office of Davidson County, Tennessee; thence running with the said line south 04 degrees, 20 minutes, 47 seconds west a distance of 430.96 feet to a white oak tree lying at the northeast corner of the Fred Leslie property as of record in Book 4291, Page 578, Register's Office of Davidson County, Tennessee; thence leaving said of McKenzie and running with the northerly line of the said Leslie property south 61 degrees, 17 minutes, 01 seconds west a distance of 603.64 feet to a point; thence leaving the said line of Leslie and running as follows: north 49 degrees; 36 minutes, 07 seconds west a distance of 1088.46 feet to a point; thence north 58 degrees, 59 minutes, 00 seconds east a distance of 169.62 feet to the beginning of a curve; thence running in a northerly direction around a curve, having a radius of 416.05 feet, a distance of 238.51 feet to a point; thence north 26 degrees, 08 minutes, 13 seconds east a distance of 406.98 feet to the beginning of a curve; thence running in a northerly direction around a curve, having a radius of 207.57 feet, a distance of 87.91 feet to a point lying on the southeast corner of the Hank Allen property as of record in Instrument No. 200603280034900, Register's Office of Davidson County, Tennessee; thence running with the easterly line of the said Allen and Matlock properties north 01 degrees, 52 minutes, 15 seconds east a distance of 143.30 feet to the point of beginning, containing 22,471, more or less, acres.

Included in the above described tract of land is a 50' egress, ingress, and utility easement running parallel to the westerly line of this property from Cotton Patch Road to the southerly line of this tract.

The foregoing pursuant to a survey by James L. Terry & Co., RLS #563, dated 02/12/2008.

Map 036-00-0, Parcel 006.00