BOOK 11402 PG. 701

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

mail

OUR FILE NUMBER: 8356

MAP/GROUP/PARCEL
007-00-0-178.00

NEW OWNER'S NAME AND ADDRESS:
RALPH W. WATKINS, SR.
126 Happy Valley Road
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Kenneth A. Mann, an unmarried man, hereinafter called Grantor, does hereby transfer and convey unto Ralph W. Watkins, Sr., an unmarried man, their heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

SEE EXHIBIT A ATTACHED TO AND MADE A PART OF
FOR COMPLETE LEGAL DESCRIPTION

The subject property is improved property commonly known as 126 Happy Valley Road, Goodlettsville, Tennessee 37072.

BEING the same property conveyed to grantor herein by deed of record in Book 11235, Page 17, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Kenneth A. Mann

[illegible] 0101 CHECK 597.75

0566417
IDENTIF. & REFERENCE

99 MAR 26 PM 5:07

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Kenneth A. Mann, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as his free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 24th day of March, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/3/02

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $157,500.00.

AFFIANT

Sworn to and subscribed before me, this the 24th day of March, 1999.

NOTARY PUBLIC

My Commission Expires: 2/3/02

LAND in Davidson County, Tennessee and being a portion of the Gary H. & Della P. Baker Property as of record in Deed Book 7528, Page 737, R.O.D.C., Tennessee and is more particularly described according to a survey by R. L. Montoya Land Surveying, Inc. dated June 7, 1995 as follows:

Beginning at a point in the southerly margin of Happy Valley Rd. marking the southeast corner of the said Baker Property and the southeast corner of this described tract; thence, leaving said margin, with the southerly line of this described tract, South 44 degrees 28 minutes 34 seconds West 342.73 feet to a point; thence, South 54 degrees 22 minutes 50 seconds West, 280.36 feet to a point; thence, leaving said southerly line, North 41 degrees 37 minutes 48 seconds West, 161.53 feet to a point; thence, North 13 degrees 54 minutes 12 seconds East, 603.95 feet to a point; thence, North 50 degrees 52 minutes 16 seconds East, 70.00 feet to a point in the southerly margin of Happy Valley Road; thence, with said margin, South 39 degrees 07 minutes 44 seconds East, 61.20 feet to a point; thence, with a curve to the left with a radius of 592.41 feet a length of 75.92 feet to a point; thence, South 46 degrees 28 minutes 16 seconds East, 133.96 feet to a point; thence, with a second curve to the left with a radius of 643.64 feet a length of 119.16 feet to a point; thence, South 57 degrees 04 minutes 43 seconds East, 25.54 feet to a point; thence, with a curve to the right with a radius of 382.65 feet a length of 65.07 feet to a point; thence, South 47 degrees 20 minutes 09 seconds East, 30.40 feet to the point of beginning, containing 5.01 acres more or less.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11402 PG. 704

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0566417

IDENTIF. & REFERENCE

99MAR23 PM 5:07

CAMT
157500.00
CON TX 582.75
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 597.75
CHECK 597.75
17:04 0001 4184

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1443257