BOOK 11460 PG. 596

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STATE OF TENNESSEE )
COUNTY DAVIDSON )

THIS INSTRUMENT PREPARED BY:

HOLLINS & ASSOCIATES
401 Church Street, 26th Floor
Nashville, Tennessee 37219

The actual consideration for this transfer
or value of property (whichever is greater)
is $425,000.00. This is equal to or greater than the
property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me
this 30th day of April, 1999.

Notary Public
My Commission Expires: 3/29/01

RODERICK J. NAVIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER:
Bobby J. Goad, Sr.
P.O. Box 790
Goodlettsville, TN 37070

SEND TAX BILL TO:
SAME

Map: 26-1
Parcel: 106

99 MAY -4 AM 10:34

05821155

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jerry Albert Ralph, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Bobby J. Goad, Sr., hereinafter the GRANTEE(S), their successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 124 Two Mile Pike, Goodlettsville, TN. 37072

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

1) 1999 County Taxes a lien, not yet due or payable.

2) Charter Right of Way for CSX Railroad.

3) Drainage Easement shown on the Department of Transportation Long Hollow Pike Plans dated 1975.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his/her heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE, his her heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 hand this 30th day of April, 1999.

GRANTOR:

Jerry Albert Ralph

Jerry Albert Ralph

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public of said County and State, Jerry Albert Ralph, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30 day of April, 1999.

Notary Public

My Commission Expires: 3/24/01

RODERICK J. NAVIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

**EXHIBIT "A"**
**PROPERTY DESCRIPTION**

A certain tract or parcel of land in the Second Civil District of Davidson County, Tennessee, described according to a survey by J. Bruce Rainey, Surveyor No. 823 dated April 19, 1999 and known as Job No. 990054 as follows:

Beginning at an iron pin set on the Southerly margin of Long Hollow Pike, said point of beginning, being the Northwest corner of this tract and also being the Northeast corner of the Wright Properties, Inc. land of record in Book 5356, page 893, R.O.D.C., Tennessee; thence with the margin of said Long Hollow Pike N 89deg. 17 min. 00 sec., East 25.00 feet to an iron pin set; thence continuing with the said margin N 75 deg. 39 min. 15 sec., East 109.04 feet to an iron pin set; thence leaving Long Hollow Pike S 41 deg. 55 min. 24 sec., West 642.00 feet to an existing iron pin; thence with the Northerly margin of Two Mile Pike N 49 deg. 30 min. 00 sec., West 75.00 feet to an iron pin set; thence leaving Two Mile Pike and with the line of the said Wright Properties, Inc. N 41 deg. 30 min. 00 sec., East 536.26 feet to the point of beginning, containing 1.03 acres more or less.

Being the same property conveyed to Jerry Albert Ralph by deed from James Edward Brown, executor of the Estate of Beulah M. Butler Linder of record in Book 5883, page 480, Register's Office for Davidson County, Tennessee.

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 11460 PG. 599

| | | |
|---|---|---|
| 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 |

0582155

...REFERENCE

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