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Davidson County DEEDQC
Recvd: 06/13/06 15:34 3 pgs
Fees:17.00 Taxes:0.00
20060613-0070392

THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims PLC (DWS)
315 Deaderick Street, Suite 2700
Nashville, TN 37238

QUITCLAIM DEED

Address New Owner (s) As Follows:	Send Tax Bills To:	Map Parcel Numbers
R & A Properties, Inc. 136 Happy Valley Road Goodlettsville, TN 37072	Same	Map 6, Parcel 48

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Gary Birdwell ("Grantor") by these presents does hereby quitclaim and convey unto R & A Properties, Inc. ("Grantee"), all of Grantor's right, title and interest in and to the property described on Exhibit A attached hereto.

The source of this description is the prior deed of record.

This is improved property known as 162 Happy Valley Road, Goodlettsville, TN 37072.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 12th day of June, 2006.

Gary Birdwell

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Gary Birdwell, 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 12th day of June, 2006.

Pat McClendon
Notary Public

My Commission Expires: Sept 30 2006

PAT McCLENDON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. Sept. 30, 2006

STATE OF)
)
COUNTY OF)

The actual consideration for this transfer is $ - 0 -.

Affiant

Subscribed and sworn to before me
this 12th day of June, 2006.

Pat McClendon
Notary Public

My Commission Expires:
Sept 30 2006

PAT McCLENDON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. Sept. 30, 2006

EXHIBIT A

Land in the 10th Civil District of Davidson County, Tennessee, beginning at a stone on the south side of a road, corner to Jean and Raymond Ferguson in the line of Coggins, the most easterly northeast corner of this land; thence with said road, as follows: North 68 deg. West 3 poles, North 48 deg. West 9 poles, North 80 deg. West 4 poles to a stone on the bank of the branch at the bridge; thence South 48 deg. West 20 poles to a stone on the East side of the branch about 200 feet east of the Coggin residence; thence South 22 deg. East 6.2 poles to a stone; thence South 42 deg. 21.2 poles to an iron pipe on top of a ridge; thence North 89-1/2 deg. West 29.1 poles to an iron pipe; thence North 69 deg. West 15.3 poles to a stone; thence North 82-1/2 deg. West 38.3 poles to an iron pipe; thence North 84 deg. West 17.2 poles to a stone on top of the main ridge, corner to Coggin in the line of the Smiley Heirs; thence with the main ridge as follows; South 25 deg. West 21 poles to a stone; South 50-1/2 deg. East 28 poles to a stone; South 9-1/2 deg. West 13 poles to a stone, South 18 deg. East 24 poles to a stone; North 77 deg. East 29 poles to a stone, South 80 deg. East 24 poles to a stone, South 16-1/2 deg. East 51.3 poles to a stone, North 86 deg. East 25 poles to two Hickory trees, an old corner; thence with a new line North 9 deg. East 20.4 poles to a stone; thence North 1 deg. West 18.1 poles to a stone; thence North 7 deg. East 18.1 poles to a stone, corner to Jean and Raymond Ferguson; thence with their line as follows: North 6 deg. West 10.3 poles to a stone; North 8 deg. West 19 poles to a stone, North 45 deg. East 14.9 poles to a post; thence North 5 deg. East 23.5 poles to a post; North 85 deg. East 13.8 poles to a post; thence North 3 deg. West 5.2 poles to a stone; thence North 33-1/2 deg. East 8.7 poles to the beginning, containing 57.24 acres, by survey made by L.B. Petty, Surveyor, August 17, 1956.

BEING a portion of the property conveyed to Michael A. Cantrell, by Deed of record in Book 7681, page 423, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT that portion of subject property described in Book 10302, page 782 and Book 11475, page 141, Register's Office for Davidson County, Tennessee.