Davidson County DEEDWARR
Recvd: 11/30/06 15:34 3 pgs
Fees:18.00 Taxes:259.00
20061130-0148167

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
R & A Properties, Inc. 136 Happy Valley Road Goodlettsville, TN 37072	Same	Map 7, Parcel 8

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Angele M. Coggin ("Grantor"), has bargained and sold, and by these present transfers and conveys unto R & A Properties, Inc. ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and bind herself and her heirs and representatives to warrant and forever defend the title to said land to Grantee, and its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 29th day of November, 2006.

Angele M. Coggin
Angele M. Coggin

By: Jean H. Gant
Jean H. Gant, Attorney-in-Fact for Angele M. Coggin pursuant to Durable Power of Attorney dated September 24, 2003

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Jean H. Gant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is Jean H. Gant, Attorney-in-Fact for Angele M. Coggin, executed the foregoing instrument on behalf of Angele M. Coggin for the purposes therein contained, by signing the name Angele M. Coggin and who acknowledge that she executed the foregoing instrument as the free act and deed of Angele M. Coggin.

WITNESS my hand, at office, this 29th day of November, 2006.

LAURA LINCOLN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES NOVEMBER 22, 2008

Notary Public

My Commission Expires: _____

STATE OF TN)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $70,000.00.

Affiant

Sworn to and subscribed before me this 29th day of November, 2006.

LAURA LINCOLN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES NOVEMBER 22, 2008

Notary Public

My Commission Expires: _____

EXHIBIT A

LAND in the 10th Civil District of Davidson County, Tennessee, being part of the Jere Nunnelly Tract in said District, and described according to a survey made by T.R. Sanford, Surveyor, dated Dec. 6, 1965, as follows:

BEGINNING at a point in the southwesterly margin of the Dickerson Pike, at the northeasterly corner of the property conveyed to Davidson County Board of Education, by the deed from J.E. Greer and wife, in Book 1005, page 464, Register's Office; thence along the north line of said property and the north line of the school lot as conveyed by deed in Book 444, page 406, said Register's Office, South 86-3/4 deg. West 283.8 feet to a point in the east line of the Coggins Heirs' land; thence along an old fence and along the east line of said Coggins Heirs' land; North 2-3/4 deg. East 293.08 feet to the southwesterly margin of Dickerson Pike; thence along the margin of said Pike, South 44-3/4 deg. East 390 feet more or less to the point of beginning.

BEING the same property conveyed to Ralph T. Coggin and wife, Angele M. Coggin, by Deed of record in Book 3976, page 735, Register's Office for Davidson County, Tennessee. The said Ralph T. Coggin having since died, the property is now vested in Angele M. Coggin.

Said property is conveyed subject to 2007 taxes, which are a lien but not yet due and payable.

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

This is improved property known as 1710 Springfield Highway, Goodlettsville, TN 37072.