Davidson County DEEDWARR
Recvd: 05/14/07 14:43 2 pgs
Fees:13.00 Taxes:688.20
20070514-0057615

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $186,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of May, 2007. Notary Public My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
R&A Properties, Inc.	R&A Properties, Inc.	Map: 7
126 Happy Valley Road	136 Happy Valley Road	Parcel: 178
Goodlettsville, TN 37072	Goodlettsville, TN 37072	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RALPH W. WATKINS, SR., UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **R&A PROPERTIES, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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.

Being the same property conveyed to Ralph W. Watkins, Sr., an unmarried man by deed from Kenneth A. Mann, an unmarried man of record in Book 11402, page 701, said Register's Office, dated March 24, 1999.

This conveyance is subject to taxes for the year 2007, a lien not yet due and payable and all matters shown on the survey made by R.L. Montoya Land Surveying, Inc., dated June 7, 1995.

This is improved property known as 126 Happy Valley Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of May, 2007.

Ralph W. Watkins, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ralph W. Watkins, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of May, 2007.

J. Brandon Miller
Notary Public

My Commission Expires: November 22, 2010

