Davidson County DEEDWARR
Recvd: 09/04/07 13:16 3 pgs
Fees:18.00 Taxes:185.00
20070904-0105831

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Gary H. Birdwell 162 Happy Valley Rd. Goodlettsville, TN 37072	Same as New Owner	Map 6 P/O Parcel 48

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, R & A PROPERTIES, INC., a Tennessee Corporation, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto GARY K. BIRDWELL and wife, THERESA H. BIRDWELL, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a tract of land in the 10th Councilmanic District of Davidson County, more accurately described as follows:

Beginning at an existing iron pin at a corner post, said pin being southwesterly side of Happy Valley Road and the most northeast corner of the parent parcel and the most northeast corner of herein described tract; thence with a fence for the next four calls: S 27 deg. 29 min. 00 sec. W, 144.59 feet to a corner post; thence S 03 deg. 21 min. 36 sec. W, 83.99 feet to corner post; thence S 88 deg. 30 min. 11 sec. W, 226.09 feet to a corner post; thence S 09 deg. 43 min. 20 sec. W, 385.18 feet to a hackberry tree in said fence; thence leaving said fence with a new line N 70 deg. 15 min. 58 sec. W, 643.94 feet to an existing iron pin; thence S 81 deg. 12 min 28 sec. E, 265.52 feet to an existing iron pin; thence N 46 deg. 10 min. 02 sec. E, 249.79 feet to an existing iron pin; thence N 06 deg. 03 min. 21 sec. W, 102.17 feet to an existing iron pin; thence N 49 deg. 27 min. 25 sec. E, 333.32 feet to an existing iron pin; thence S 89 deg. 14 min. 24 sec. E, 66.23 feet to an existing iron pin in Happy Valley Road; thence, down Happy Valley Road S 42 deg. 14 min. 28 sec. E, 153.10 feet; thence S 59 deg. 02 sec. 26 min. E, 49.50 feet to the point of beginning containing 5.129 acres, more or less, according to a survey by Tommy E. Walker, R.L.S. TN License No. 1465, dated 7/30/07.

BEING a part of the same property conveyed to R & A Properties, Inc., by deed from Gary Birdwell of record in Instrument No. 20060613-0070392, Register's Office for Davidson County, Tennessee.

The foregoing description was prepared from a survey by Tommy E. Walker, R.L.S. TN License No. 1465, dated 7/30/07.

This is unimproved property located on Happy Valley Road, Goodlettsville, TN 37072.

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.

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, its successors or assigns, forever.

And the GRANTOR does covenant with the said GRANTEES, that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2007, which are a lien, but not yet due and payable, which will be prorated between the parties and will be paid, in full, by the GRANTOR, when due.

2. Subject to all rights of ingress and egress to a cemetery located on the said property.

And, the GRANTOR does further covenant and bind itself, its successors or assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

R & A PROPERTIES, INC.

BY: Ronny Gene Wall
RONNY GENE WALL, President

"GRANTEES"

Gary K. Birdwell
GARY K. BIRDWELL

Theresa H. Birdwell
THERESA H. BIRDWELL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY K. BIRDWELL and wife, THERESA H. BIRDWELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 30th day of August, 2007.

Polly Edwards
NOTARY PUBLIC

Polly Edwards
State of Tennessee
Notary Public
Davidson County

My Commission Expires: 9-20-09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared RONNY GENE WALL, with whom I am personally acquainted and who acknowledged himself to be the President of R & A Properties, Inc., the bargainor, a corporation, and as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS my hand and official seal, this the 31 day of August, 2007.

Polly Edwards
NOTARY PUBLIC

My Commission Expires: 9-10-09

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Mark K. Bridwell
Affiant

Sworn to and subscribed before me, this the 31 day of August, 2007.

Patsy C. Davison
NOTARY PUBLIC

My Commission Expires: PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE