Davidson County DEEDWARR
Recvd: 09/17/07 15:16 3 pgs
Fees:18.00 Taxes:610.50
20070917-0111346

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.
R & A Properties, Inc. 136 Happy Valley Rd. Goodlettsville, TN 37072	Same as New Owner	Map 7 Parcel 9

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, ROSIE J. BATSON, a single woman, by and through her Attorney In Fact, Maxine Milender, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto R & A PROPERTIES, INC., a Tennessee Corporation, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, described to-wit:

Beginning at a post in the southwesterly margin of U. S. Highway No. 41E, a corner to Mrs. Jennie Coggins, the northeast corner of this land, thence with the southwesterly margin of said highway South 43 ½ deg. E 160 feet to a point in the center of the Bakers Station Road at its intersection with said highway; thence with the center of Bakers Station Road South 75 deg. W 417.7 feet to a point, corner to Leslie Burns; thence with a fence and the line of said Burns, North 3 ½ deg. E 191.7 feet to a point, corner to Mrs. Jennie Coggins in the line of Burns; thence with the line of Mrs. Jennie Coggins North 87 ½ deg E 287 feet to the beginning, containing 1.3 acres, more or less, after survey in September 1960, by John R. Alley.

BEING the same property conveyed to Rosie J. Batson by deed from Wilford E. Bailey and wife, Phyllis Ann Bailey, of record in Book 4875, page 381, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 2207 Baker Station Road, Goodlettsville, TN 37072.

INCLUDED in the above description but specifically EXCLUDED therefrom is a tract or parcel of property containing 0.150 acres, more or less, conveyed to the State of Tennessee for a road right of way by Deed of record in Book 6121, page 669, said Register's Office, more specifically and particularly described as follows:

> BEGINNING at a point 25 feet right of centerline Station 32+60 of proposed Baker Station Road; thence North 60 deg. 50 min. 48 sec. East 134.60 feet to a point; thence North 18 deg. 28 min. East 45.38 feet to a point; thence with the west margin of State Route 11 (U.S. 41) South 40 deg. 32 min. 37 sec. East 98 feet more or less to a point; thence with the north margin of Baker Station Road South 82 deg. 00 min. 30 sec. West 193 feet more or less to the point of beginning and containing 0.150 acres.

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 I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant 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 have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

And, I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors or assigns, against the lawful claims of all persons whomsoever.

MAXINE MILENDER executes this Warranty Deed as Attorney-in-Fact for ROSIE J. BATSON, under a Power of Attorney recorded in Instrument No. 20060630-0078437, Register's Office for Davidson County, Tennessee.

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

"GRANTOR"

Rosie J. Batson by
Maxine Milender, Attorney In Fact

ROSIE J. BATSON
BY: Maxine Milender, Attorney In Fact

"GRANTEE"

R & A PROPERTIES, Inc.

BY: Ronny Gene Wall, Pres.
RONNY GENE WALL, President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 14th day of September, 2007, before me, personally appeared Maxine Milender, to me known to be the person who executed the foregoing instrument on behalf of ROSIE J. BATSON, and acknowledged that she executed the same as the free act and deed of the said ROSIE J. BATSON.

WITNESS my hand and official seal this the 14th day of September, 2007.

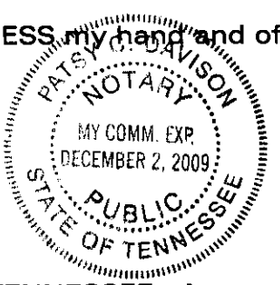


NOTARY PUBLIC

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 14th day of September, 2007.



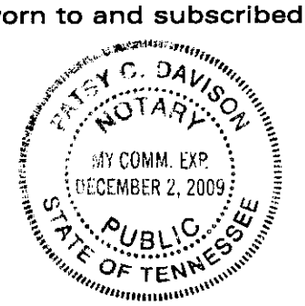
NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Affiant

Sworn to and subscribed before me, this the 14th day of September, 2007.



NOTARY PUBLIC