

THIS DEED, made this 25th day of September, 2001, by and between **RANDY A. WATSON** and **STEVE W. WATSON**, Grantors, and **JOHN W. HAY**, 108 SOUTH COOPER PLACE, TAMPA, FL 33609, Grantee.

-WITNESSETH-

That for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantee, in fee simple, with General Warranty and Modern English Covenants of Title, all the following tract or parcel of land, lying and being in the **OLDTOWN MAGISTERIAL DISTRICT OF GRAYSON COUNTY, VIRGINIA, TAX MAP #57-A-75 PORTION**, and more particularly described as follows:

BEGINNING at a point on the west line of VA Primary 94 (Riverside Road), corner to James H. Joines; thence leaving said road with a line of Joines: S. 29° 48' 36" W. 332.17 feet to an iron pin placed; thence S. 67° 00' 00" E. 151.01 feet to an iron pin placed; thence N. 88° 12' 47" E. 147.92 feet to an iron pin placed; thence S. 84° 47' 34" E. 177.48 feet to an iron pin placed on the west line of VA Primary Road 94 (Riverside Road); thence with the west line of said road, a curve to the left with a radius of 741.80 feet, arc length of 67.95 feet, chord bearing S. 52° 55' 56" E. 67.92 feet to a point; thence S. 57° 48' 07" E. 24.36 feet to a point; thence S. 32° 48' 25"

E. 86.73 feet to a point; thence S. 53° 18' 52" W. 26.75 feet to a point in Meadow Creek; thence with a line of said Creek, the following points: N. 74° 56' 37" W. 56.09 feet to a point; thence S. 75° 00' 00" W. 50.00 feet to a point; thence N. 77° 37' 34" W. 300.59 feet to a point; thence N. 76° 11' 49" W. 157.14 feet to a point; thence N. 67° 12' 25" W. 341.95 feet to a point; thence N. 45° 33' 15" W. 44.79 feet to a point; thence N. 54° 34' 34" W. 80.00 feet to a point; thence N. 28° 18' 33" W. 125.06 feet to a point; thence N. 45° 47' 49" E. 95.47 feet to a point on the south bank of New River; thence with the south bank of said River, N. 78° 10' 11" E. 494.16 feet to a point; thence N. 78° 10' 11" E. 55.48 feet to a point; thence N. 78° 10' 11" E. 85.19 feet to a point, corner to James H. Joines; thence with a line of Joines, S. 29° 48' 36" W. 83.08 feet to a point; thence S. 29° 48' 36" W. 54.11 feet to the point of the BEGINNING, containing 5.39 acres as shown by plat of survey dated May 10, 2000, by Dalton-Walker Assoc., P.C., Surveyors, Job No. W991017, which said plat is of record in the Clerk's Office of the Circuit Court of Grayson County, Virginia, as m-1323, and being a portion of that same property conveyed to Steven W. Watson and Randy A. Watson, by deed dated July 31, 1990, by Raby Curtis Watson et al, which deed is of record in the aforesaid Clerk's Office in Deed Book 253, at Page 66. Reference to said plat and deed is hereby made for a more complete description and for chain of title to the property herein conveyed.

This conveyance is subject to and includes all easements, covenants, and restrictions of

record.

WITNESS the following signatures and seals:

Randy A. Watson (SEAL)
RANDY A. WATSON

Steven W. Watson (SEAL)
STEVEN W. WATSON

STATE OF VIRGINIA

COUNTY OF GRAYSON, to-wit:

The foregoing instrument was acknowledged before me this 29th day of ~~October~~ November
2001, by Randy A. Watson.

My Commission Expires:

September 30, 2005

Angela J. Galvan
NOTARY PUBLIC

STATE OF VIRGINIA

COUNTY OF GRAYSON, to-wit:

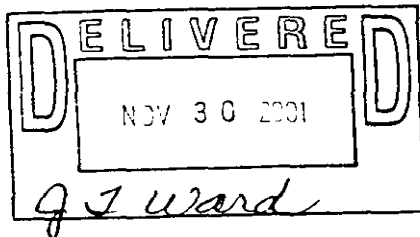
The foregoing instrument was acknowledged before me this 29th day of ~~October~~ November

2001, by Steven W. Watson.

My Commission Expires:

September 30, 2005

Angela G. Balyan
NOTARY PUBLIC



INSTRUMENT #010003802
RECORDED IN THE CLERK'S OFFICE OF
GRAYSON ON
NOVEMBER 30, 2001 AT 09:35AM
\$50.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$25.00 LOCAL: \$25.00
CHARLES T. STURGILL, CLERK
BY: Susan A. Harrison (DC)