I ... swear that the actual consideration or true value of this ...
transfer, whichever is greater, is $ 396,000.00
Affiant Joel A. Hoffman
Sworn to and subscribed before
this the 16 day of March, 1979.
Notary Public
My Commission Expires: 4 3rd 1981

# WARRANTY DEED

PREPARED BY:
STELTEMEIER & WESTBROOK
ATTORNEYS AT LAW
2002 RICHARD JONES ROAD
NASHVILLE, TENN. 37215

| Address New Owner: | Send Tax Bills To: | Map-Parcel Nos. |
|---|---|---|
| JOEL A. HOFFMAN<br>209 S. GALLATIN ROAD<br>MADISON, TENNESSEE 37115 | Same | Map 6<br>Part of Parcel 27<br>Part of 10D 18875 |

BOOK 4819 PAGE 455

Pd

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged.

WE, Nora St. John, Sally Russell, Alfred Akemon, Robert J. Akemon, Elmer L. Smith, Beulah Smith, Rebecca Bruck, Jo Ann Lakes, Pauline Green, Dorothy Webb, Lucille Foree, Euel Akemon, Barbara McClurg, Norma Jean Lutz, Ennis F. Stanfill, Elise Davis, and Luddy Sparkman, and we, William J. Faimon and Larry L. Westbrook, as attorneys in fact for the hereinbefore named heirs, and pursuant to a Power of Attorney of Record in Book 4815, Pages 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, Register's Office for Davidson County, Tennessee; hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JOEL A. HOFFMAN

hereinafter called the GRANTEES, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: TO WIT:

> A tract of land in the Tenth Civil District of Davidson County, Tennessee, which land is bounded and described thus;
>
> From a spike in the center of Baker Road Common to Akeman and Burnett property S 40° 29' 33" E 860.47 feet along Baker Road; thence S 44° 27' 02" E 281.86 feet; thence S 40° 15' 11" E 329.16 feet; thence S 47° 05' 00" E 256.44 feet to the beginning; thence with a new line between Tract 3 and Tract 4 S 56° 56' 54" W 3380.96 feet to an iron pin in the original line; thence with old line S 2° 22' 40" W 570.48 feet to an iron pin in the original line; thence with old line S 2° 22' 40" W 570.48 feet to an iron pin; thence continuing with original line on southern line

N 58° 24' 12" E 3853.54 feet to a spike in Baker Road; thence with Baker Road N 47° 05' 00" W 580 feet to the beginning containing 42.763 acres more or less.

Being part of the property conveyed to David Akeman and wife, Estelle Akeman by deed from David Akeman and wife, Estelle Stanfill Akeman and Louis M. Jones and wife, Ramona Riggins Jones in Book 2860, Page 383, in the Register's Office for Davidson County, Tennessee, the said David Akeman and wife, Estelle Akeman having since died.

This is unimproved property on Baker Station Road, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 2 day of April, 1974.

Larry L. Westbrook, Attorney in Fact

William J. Faimon, Attorney in Fact

Robert J. Akemon

Power of Attorney Form
Elmer L. Smith

Power of Attorney Form
Beulah Smith

Euel Akemon

Barbara McClurg

Norma Jean Lutz

STATE OF TENNESSEE ]
]
COUNTY OF DAVIDSON ]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert J. Akemon, Euel Akemon, Barbara McClurg and Norma Jean Lutz, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of April, 1974.

NOTARY PUBLIC

My Commission Expires 7-24-77.

C 5 6 1 8 1

IDENTIF. REFERENCE

MAY 29 9 17 AM '74

DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| AY29 74 | CONV | 26,000.00 | | | |
| AY29 74 | S'TAX | | A* | 67.60 | |
| AY29 74 | PR'FEE | | A* | .50 | |
| AY29 74 | W'DEED | | A* | 6.00 | * 74.10 |

STATE OF TENNESSEE ]
]
COUNTY OF DAVIDSON ]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry L. Westbrook and William J. Faimon, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of May, 1974.

NOTARY PUBLIC

My Commission Expires 4-30-78