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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,500.00

Joel A. Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October 19 78

Notary Public

MY COMMISSION EXPIRES: 1-28-81

(AFFIX SEAL)

This instrument was prepared by

THIS INSTRUMENT WAS PREPARED BY Jno. D. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel A. Hoffman (NAME)	Joel A. Hoffman (NAME)	43-14-59
209 S. Gallatin Rd. (STREET ADDRESS OR ROUTE NUMBER)	209 S. Gallatin Rd. (STREET ADDRESS)	
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Madison, Tenn. 37115 (CITY) (STATE) (ZIP)	

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, Joe E. Pyron and Dale Pyron

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel A. Hoffman

HEREINAFTER CALLED THE GRANTEES, 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, being Lots 1 and 2 on the unrecorded Map showing the Resubdivision of Lot No. 1 on the unrecorded Map of Bernice L. Dickerson's Subdivision, described according to a survey made by Harvey Gee, Surveyor, September 6, 1951, as follows:

Beginning at a point in the southerly margin of Old Hickory Blvd. 120.5 feet west of the westerly margin of Lanier Drive; thence South 12 deg. 46' West 120.8 feet to a point in the north margin of a 20 foot alley which is 133 feet west of the Westerly margin of Lanier Drive; thence with the margin of said alley North 84 deg. west 91.05 feet to a point; thence North 4 deg. 09' east 132 feet to the southerly margin of Old Hickory Boulevard; thence with the margin of the same, easterly 110.2 feet to the beginning.

Being the same property conveyed to Joe E. Pyron and Dale Pyron, by deed from Buford L. Wright and wife, Mary H. Wright, of record in Book 4642, page 994, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 hand S this 12th day of October, 19 78

Joe E Pyron

Dale Pyron

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe E. Pyron and Dale Pyron

the bargainor S, 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 16th day of October, 1978.

Commission expires 1-18-82

John S. [illegible]
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Joe E. Pyron and Dale Pyron

TO

Joel A. Hoffman

E 94484

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IDENTIF. REFERENCE

OCT 16 11 12 AM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TENN.

OCT 16 78	CONV	17,500.00				
OCT 16 78	S'TAX		B*	45.50		
OCT 16 78	PR'FEE		B*	.50		
OCT 16 78	W'DEED		B*	4.00	*	50.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.