BOOK 9668PG 62

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Joel A. Hoffman
405 Jones Street
Old Hickory, TN 37138

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 45
PARCEL 18
13D-41450

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Edward M. Culver and wife, Avolyn P. Culver and Alan D. Goodwin and wife, C. Elaine Goodwin hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joel A. Hoffman, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

This is the same description as in previous deed of record.
Taxes for 1995 have been pro-rated and assumed by Grantee(s).

This is unimproved property known as 207.296 acres, Bull Run Road, Ashland City, TN 37015.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joel A. Hoffman, his heirs and assigns, forever; and we, Edward M. Culver and wife, Avolyn P. Culver and Alan D. Goodwin and wife, C. Elaine Goodwin, do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

95 MAY 10 AM 8:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

59188
IDENTIF. & REFERENCE

Witness our hands this the 8th day of May, 1995.

Edward M. Culver

Avolyn P. Culver

Alan D. Goodwin

C. Elaine Goodwin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Edward M. Culver, Avolyn P. Culver, Alan D. Goodwin and C. Elaine Goodwin, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 8th day of May, 1995.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 145,000.00.

AFFIANT

Subscribed and sworn to before me this 8th day of May, 1995.

NOTARY PUBLIC
My Commission Expires: 3/2/97

9238 05/10 0101 03CHECK 549.50

EXHIBIT "A"

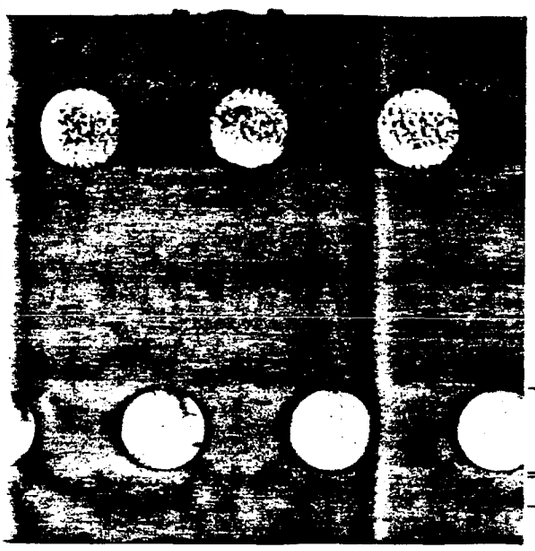
BEING a tract of land in the 1st Councilmanic District of Davidson County, Tennessee, described according to a survey by Tommy E. Walker, R.L.S. (TN Lic.No. 1465) dated May 1, 1995, as follows:

BEGINNING at an existing iron pin in the northerly margin of Bull Run Road, said pin being the most southwesterly corner of the herein described tract and being a common corner to the Joseph S. Dozier Property (DB 8481, PG 738 RODC); thence now leaving said margin with Dozier's East line N15°07'11"W, 801.00 feet to an existing iron pin near the top of a ridge; thence S89°12'56"W, 919.53 feet to an existing iron pipe on the east side of a logging road at the t9op of another ridge; thence generally with said logging road at the top of another ridge; thence generally with said logging road and the crest of said ridge for the next 12 (twelve) calls;

1) N22°54'23"W, 613.35 feet to an iron pin near a 30" red oak
2) N31°59'17"W, 329.95 feet to an iron pin in a pile of stones
3) N61°52'26"W, 301.12 feet to an iron pin
4) N79°10'05"W, 148.34 feet to an iron pin in a pile of stones
5) N28°30'11"W, 249.01 feet to an iron pin
6) N38°29'16"W, 208.33 feet to an iron pin
7) N02°29'35"W, 138.22 feet to an iron pin
8) N16°00'18"E, 528.05 feet to an iron pin
9) N50°38'30"E, 199.80 feet to an iron pin corner to Freudman
10) N69°23'02"E, 618.88 feet to an iron pin in Freudman's line
11) N54°06'56"E, 253.62 feet to an iron pipe in a pile of stones, Freudman's corner.
12) N87°06'56"E, 253.62 feet to an iron pin;

Thence now leaving said ridge line N00°38'40"W, 1895.85 feet to an iron pin; thence N89°22'42"E, 1500.75 feet to an iron pin; thence S03°05'25"E, 2147.58 feet to a stone (painted) corner to be Anthony and Richard (DB 2291, PG 225, RODC); thence now with said Richardson S00°39'33"E, 2291.12 feet to an iron pipe corner to Joseph S. Dozier (DB 6438, PG 129 RODC); thence with said Dozier N89°23'23"W, 523.31 feet to an iron pin on the east bank of a drain; thence S17°02'03"E, 666.11 feet to an iron pin in the northerly margin of said Bull Run Road; thence with said margin S62°46'47"W, 321.48 feet to the point of beginning containing 207.296 acres, more or less.

Being the same property conveyed to Edward M. Culver and wife, Avolyn P. Culver and Alan D. Goodwin and wife,C.Elaine Goodwin, by deed from Hooper Jones of record in Book 4745, Page 534, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

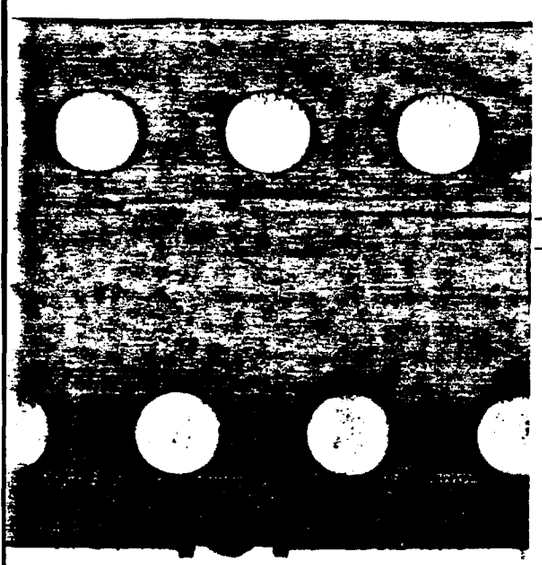
RECEIVED OF _____

FOR _____

BOOK 9668 PG 65

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT
145000.00
CON TX 536.50
PRFEE 1.00
WDEED 12.00
TOTAL 549.50
CHECK 549.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/10/95 01 08:12 0001 9238

59188
IDENTIF. ↑ REFERENCE

95 MAY 10 AM 8:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 908636