Davidson County DEEDWARR
Recvd: 11/05/02 10:30 2pgs
Fees:13.00 Taxes:74.00
20021105-0135579

This instrument prepared by:
Sam M. Balthrop, Atty.
**BALTHROP, PERRY & NOE**
**An Association of Attorneys**
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Dale Pyron and Joe Pyron

TO: Phillip Mayo and wife,
Lori Mayo
7326 Old Clarksville Pike
Joelton, Tennessee 37081

MAP: 20

PARCEL: 4 (part)

SEND TAX BILLS TO: SAME

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**WARRANTY DEED**

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For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Dale Pyron and Joe Pyron, Grantors herein; have bargained and sold and by these presents do convey unto Phillip Mayo and wife, Lori Mayo, Grantees herein, their heirs and assigns, the following described property:

> LAND in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, being Lot No. 8 as shown on the Final Plat of Section 3 Jacobs Valley of record as Instrument No. 20021010-0124310 in the Register's Office of Davidson County, Tennessee, to which record reference is here expressly made.
>
> AND BEING part of the same land conveyed to Grantors by deeds of record at Book 9640, page 675 and Book 11456, page 622, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all roads, easements, setback and other matters appearing on said plat and to restrictive covenants of record in Book 11119 at page 976 in the said Register's office.
>
> The hereinabove described property is not the residence of either of the Grantors or of their spouses, they and any spouse of theirs maintaining residences elsewhere.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs and assigns forever. We do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 25th day of October, 2002.

DALE PYRON

JOE PYRON

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, DALE PYRON and JOE PYRON, the within named 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 instrument for the purposes therein contained. WITNESS my hand, at office, this the 25th day of October, 2002.

NOTARY PUBLIC

My commission expires: 12-6-02

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Grantee

SWORN to and subscribed before me

this the 25th day of October, 2002.

NOTARY PUBLIC

My commission expires: 12-6-02