BILL GARRETT, Davidson County
Trans:T20110046979 DEEDWARR
Recvd: 08/02/11 13:35 2 pgs
Fees:13.00 Taxes:391.46
20110802-0059339

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,800.00

Affiant

Subscribed and sworn to before me, this 29TH DAY OF JULY, 2011

Notary Public

MY COMMISSION EXPIRES: 11-7-14

(AFFIX SEAL)

BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph W. Slate	SAME AS NEW OWNER	04203003700
	(NAME)	
915 N. Graycroft Avenue		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Joe E. Pyron,unmarried,, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joseph W. Slate, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 47 ON THE PLAN OF PRIMROSE ACRES, OF RECORD IN BOOK 2663, PAGE 107, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 47 FRONTS 100 FEET ON THE NORTHWESTERLY SIDE OF GRAYCROFT AVENUE AND EXTENDS BACK 224.3 FEET ON THE NORTHEASTERLY LINE AND 220.5 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE MEASURING 100 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOE E. PYRON AND WIFE, MAE PYRON BY WARRANTY DEED FROM ROBERT D. PYRON AND WIFE, SHIRLEY PYRON, DATED JANUARY 8, 1974 AND FILED OF RECORD IN BOOK 4779, PAGE 193, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID MAE PYRON HAVING SINCE DIED.

DALE PYRON EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF JOE PYRON, PURSUANT TO POWER-OF-ATTORNEY OF RECORD BY INSTRUMENT NO. 20101019-0083570 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JOE PYRON AND JOE E. PYRON BEING ONE AND THE SAME PERSON.

TAXES FOR 2011, CONSTITUTE A LIEN, BUT ARE NOT YET DUE AND PAYABLE. TAXES FOR 2010 AND BACK HAVE BEEN PAID.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 915 N. Graycroft Ave., Madison, TN 37115
(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 my/our hand(s) this 29th day of July, 2011.

WARRANTY DEED
(Continued)

Joe E. Pyron

Dale Pyron

BY: Dale Pyron, his Attorney-in-Fact

State of Tennessee :
County of Davidson

On this 29th day of July, 2011, before me, a notary public in and for the said County and State, DALE PYRON, to me personally known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JOE E. PYRON, and who acknowledged that he executed the same as the free act and deed of the said JOE E. PYRON.

Witness my hand and official seal on the 29th day of July, 2011.

Notary Public

My commission expires: 11-7-11

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011