K 3499

CHURCH OF GOD WARRANTY DEED

(Local)

State of TENNESSEE
DAVIDSON County

KNOW ALL MEN BY THESE PRESENTS,

That, for and in consideration of the sum of $10.00
Ten Dollars and no/100

cash, and the further consideration of _____, receipt being acknowledged in full, and in hand paid to grantors by the grantees named in this conveyance, We, John Tipton Walden and wife, Lorene A. Walden the said grantors do GRANT, BARGAIN, SELL and CONVEY unto grantees, Lamar Throneberry, J. W. Perry and Floyd Bucy, as Trustees, and constituting the Local Board of Trustees of the Church of God at 6201 Morrow Road, in Davidson County, Tennessee, the following described lands lying, being and situated in Davidson County, Tennessee, described as follows, viz: Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of West Park 3rd Addition, as of record in Book 3106, page 84, Register's Office for said County. Said lot fronts 50 feet on the southerly side of Morrow Road and runs back between parallel lines, 120 feet to a dead line.

Being the same property conveyed to John Tipton Walden and Lorene A. Walden of record in Book 3406, page 382 from R.W. Terrn and J. B. Eliser R.O.D.C.

THIS CONVEYANCE is made subject to restrictions filed for record February 8, 1962, in Book 3341, page 223, Register's Office for Davidson County,

TO HAVE AND TO HOLD unto the said Lamar Throneberry, J. W. Perry, and Floyd Bucy, as Trustees and constituting the Local Board of Trustees of the Church of God at 6201 Morrow Road, in Davidson County, Tennessee, and to their successors in trust, and assigns forever, and subject only to the following limitations:

The said Local Board of Trustees shall hold title to, manage and control the said real estate for the general use and benefit of the Church of God, having its general headquarters in Cleveland, Tennessee, and for the particular use and benefit of the local congregation of the said Church at 6201 Morrow Road Nashville, Tennessee

The said Local Board of Trustees shall have full right, power and authority to sell, exchange, transfer and convey said property, or to borrow money and pledge the said real estate for the repayment of the same, and to execute all necessary deeds, conveyances, etc., provided the proposition shall first be presented to a regular or called conference of the said local church, presided over by the State Overseer of the Church of God, or one whom he may appoint, and the project approved by two-thirds of all members of the said local congregation present and voting.

If the local congregation at the place above designated shall at any time cease to function or exist, then said Trustees shall hold title to said real estate for the Church of God generally in the State where said real estate is located; and said Trustees shall convey the said real estate upon demand to the State Board of Trustees of the Church of God in said state, which said State Board shall be authorized to either use said real estate, or the proceeds derived from the sale of same (said State Board being authorized to sell and convey the said real estate at any time after title is vested in it), for the founding of another Church of God in the same state, or for the promotion of one already existing:

If at any time the Local Board of Trustees shall cease to exist or to perform its duties, then the State Overseer of the State in which said real estate is located, shall have the power to declare all offices on the said board vacant, and the State Board of Trustees of the Church of God for that state shall automatically then hold title.

The limitations set forth herein are those appearing in the Minutes of the 42nd General Assembly of the Church of God held at the Municipal Auditorium, Birmingham, Alabama, August 29-31, 1948.

And we do, for our heirs, executors and administrators, covenant with the said Lamar Throneberry, J. W. Perry, and Floyd Bucy, as Trustees, and constituting the Local Board of Trustees of the Church of God at 6201 Morrow Road, in Davidson County, Tennessee, their successors in trust and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; and that We have a good right to sell and convey the same as aforesaid; that We will, and our heirs, executors and administrators shall warrant and defend the same to the said Lamar Throneberry, J. W. Perry, and Floyd Bucy, as Trustees, and constituting the Local Board of Trustees of the Church of God at 6201 Morrow Road, in Davidson County, Tennessee, their successors in Trust, and assigns forever, against the lawful claims of all persons.

In witness whereof we have hereunto set our hand s and seal s, on this the 9th day of December January, 1962

Witness to signatures:

John Tipton Walden (SEAL)

Lorene A. Walden (SEAL)

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

(Instructions:—This deed must be signed, acknowledged and registered in accordance with the laws of the State where the property is located.)

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