# WARRANTY DEED

BOOK 4407 PAGE 504

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Park Avenue Baptist Church | | Map 115-13 |
| (NAME) 44th Avenue North | (NAME) | par 36 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. | (STREET ADDRESS) | |
| (CITY) (P. O ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of*

Thirty Two Thousand Five Hundred ($32,500.00) and no/100 - - - *Dollars*, of which $18,538.05 has been paid in cash by Park Avenue Baptist Church, Incorporated, the receipt of which is hereby acknowledged and for the remainder, the said Park Avenue Baptist Church assumes and agrees to pay the balance of $13,961.95 of an original indebtedness of $15,000.00 secured by deed of trust, executed by John A. Kleckner and wife to Louis R. Linx, Trustee of record in book 4047, page 926, Register's Office for Davidson County, Tennessee.

We, John A. Kleckner and wife Evelyn Louise Kleckner

*have this day bargained and sold, and do hereby transfer and convey unto the said*

Park Avenue Baptist Church , Incorporated

its *(successors),* ~~XXXXXXXXX~~

*certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 174 on the Plan of West Meade Hills, Section VIII, as of record in book 3600, pages 61 and 62, Register's Office for said County, described as follows: Beginning at a point in the easterly margin of Rodney Drive, being the common front corner of lots Nos. 173 and 174; thence with the line between said lots, easterly 183.08 feet to the corner of lot 175; thence with the line between lots Nos. 174 and 175, southerly 193.3 feet to a point in the northerly margin of Rodney Court; thence with the margin of same, westerly 233.07 feet to a concrete monument set at the beginning of a curve; thence around said curve in a northwesterly direction 37.83 feet to a concrete monument in the easterly margin of Rodney Drive; thence with the easterly margin of said Drive northerly 163.66 feet to the point of beginning.

Being the same property conveyed to John A. Kleckner and wife Evelyn Louise Kleckner by deed from James E. Adams of record in book 4047, page 925, said Register's Office.

This convenance is made subject to restrictive covenants, easements and setback lines applicable to said property and taxes for the year 1970 which have been prorated and assumed by grantee.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,500.00

Subscribed and sworn to before me, this the 30th day of March 19 70

Affiant John A. Kleckner

My commission expires: 1-21-71 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 6725 Rodney Drive (House Number) Nashville, Tenn. (Street) P. O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*

Park Avenue Baptist Church, Incorporated

its *(successors),*

~~XXXXXXXXXX~~ We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves Our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Park Avenue Baptist Church, Incorporated

its

*(successors),* ~~XXXXXXXX~~ *against the lawful claims of all persons.*

*Witness* our hand s this 30th *day of* March, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John A. Kleckner

Evelyn Louise Kleckner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* H. B. Duncan *a Notary Public in and for said County and State,* John A. Kleckner and wife Evelyn Louise Kleckner

*the within named 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 *this* 30th *day of* March, *19* 70.

H B Duncan *Notary Public*

*Commission expires* 1-21-71

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* ..... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

*Witness my hand and seal, at office in* ..... *this* ..... *day of* ....., *19* .....

..... *Notary Public*

*Commission expires* .....

| | | | | | |
|---|---|---|---|---|---|
| MAR 31 70 | CONV | 32,500.00 | | | |
| MAR 31 70 | S'TAX | | A* | 84.50 | |
| MAR 31 70 | PR'FEE | | A* | .50 | |
| MAR 31 70 | W'DEED | | A* | 3.00 | * 88.00 |

**WARRANTY DEED**

FROM John A. Kleckner, etux

TO Park Avenue Baptist Church, Incorporated

A 72932

IDENTIF. REFERENCE

MAR 31 9 00 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE