CHURCH OF GOD WARRANTY DEED

(Local) BOOK 4408 PAGE 253

State of TENNESSEE
DAVIDSON County

KNOW ALL MEN BY THESE PRESENTS,

That, for and in consideration of the sum of $ 10.00

Ten & No/100 ----------

casn. and the further consideration of Mtg. 155 Pd. 65 pd

, receipt being acknowledged in full,

and in hand paid to grantors by the grantees named in this conveyance, We, William H. Baxter and wife, Addie R. Baxter the said grantors do GRANT, BARGAIN, SELL and CONVEY unto grantees, Ervin Lair, Iller Nichols and Jimmy Clark, and , as Trustees, and constituting the Local Board of Trustees of the Church of God at South Nashville Nashville, in Davidson County, , the following described lands lying, being and situated in Davidson County, , described as follows, viz: Land in the 6th, formerly 9th, Civil District of Davidson County, Tennessee, described according to a survey made by Geo. W. Watkins, Surveyor, May 18, 1956, as follows:

Beginning at a railroad spike in the center of Paragon Mills Road at the northwest corner of the property conveyed to Marlon L. Hall and wife, by deed from William Travis, of record in Book 2290, page 425, Register's Office for

(See page 2)

TO HAVE AND TO HOLD unto the said Ervin Lair, Iller Nichols, and Jimmy Clark, as Trustees and constituting the Local Board of Trustees of the South Nashville Church of God at Nashville, in Davidson County, Tennessee, and to their successors in trust, and assigns forever, and subject alone 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 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 use and benefit of the church in that state generally; or 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 49th General Assembly of the Church of God held at the Ellis Auditorium, Memphis, Tennessee, August 14-18, 1962.

And we do, for our heirs, executors and administrators, covenant with the said Ervin Lair, Iller Nichols, and Jimmy Clark, as Trustees, and constituting the Local Board of Trustees of the South Nashville Church of God at Nashville, 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 Ervin Lair, Iller Nichols, and Jimmy Clark, as Trustees, and constituting the Local Board of Trustees of the South Nashville Church of God at Nashville, 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 hands and seal, on this the 2nd day of April, 19 70

Witness to signatures:

Addie R. Baxter (SEAL)

William H. Baxter (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.)

(continuance of Legal description)

said County; thence with said Hall's northeastern boundary line south 55 degrees east 716.5 feet; thence south 85 degrees 30' east 38 feet to a four inch twin box elder on the easterly side of Sevenmile Creek; thence north 21 degrees east 112 feet; thence north 55 degrees west 685 feet to the center of said road; thence with same south 51 degrees 40' west 130 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to William H. Baxter and wife, Addie R. Baxter, by deed from C. W. Leming and wife, Pearlean T. Leming, of record in Book 3434, page 255, Register's Office for Davidson County, Tennessee.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 27,900.00 ,

Affiant

Subscribed and Sworn to before me, this the 2nd Day of April , 1970 .

Notary Public

My Commission Expires May 17, 1970 .

WARRANTY DEED

018,960-1

WILLIAM H. BAXTER AND WIFE, ADDIE R. BAXTER

To South Nashville Trustees of Church of God

State of TENNESSEE

County of DAVIDSON

REGISTER'S OFFICE

Received for record the ..... day of .....

A. D. nineteen hundred and ..... at ..... o'clock ..... M. Noted in Notebook ..... page ..... and recorded in Book of Deeds ..... Vol. ..... page .....

Witness my hand.

Fee paid $ 6 0

Register

IDENTIFICATION REFERENCE

APR 2 2 28 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

State Tax $

County Tax $ 7 2

Clerk's Fee $

TOTAL $

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mrs. Joe L. Jenkins , a Notary Public in and for said County and state, the within named William H. Baxter and wife, Addie R. Baxter, the bargainors, 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, Tennessee, this 2nd day of April, 1970.

Notary Public

My Commission Expires:

May 17, 1970

APR-2[illegible] CONV 17,900.00
APR-2[illegible] STAX A* [illegible]
APR-2[illegible] PRFEE A* .50
APR-2[illegible] WDEED A* 3.00 * 76.04

In witness whereof, I have hereunto set my hand this ..... day of ..... A* [illegible], 19 .....

(State official title)