This Instrument Prepared By:
W. D. Hawkins, Jr., Attorney-At-Law
Fisk University
Nashville, Tennessee 37203

WARRANTY DEED

BOOK 4408 PAGE 690

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Trustees - Seay-Hubbard United Methodist Church (NAME)	Seay-Hubbard United Methodist Church (NAME)	Map 105-3
1116 First Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	1116 First Avenue, South (STREET ADDRESS)	Par. 122
Nashville, Tennessee 37210 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37210 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty Thousand ($20,000.00) No/100 *Dollars,*

Paid by Mrs. M. M. Drake, Walter L. Owens, Aaron Lawson, W. D. Hawkins, Jr., Earl T. Winder Albert Roberts, Alfred E. Bennett, Clarence C. Austin and Joe McClure, Trustees of Seay-Hubbard United Methodist Church to me, J. C. Johnson, the receipt of which is hereby acknowledged, I, J. C. Johnson, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Mrs. M. M. Drake, Walter L. Owens, Aaron Lawson, W. D. Hawkins, Jr., Earl T. Winder, Albert Roberts, Alfred E. Bennett, Clarence C. Austin and Joe McClure, Trustees of Seay-Hubbard United Methodist Church *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 2 and the northerly 35 feet of Lot No. 3, on the Map of the Corbitt property in South Nashville, not of record, and described as follows:

BEGINNING at a point in the westerly margin of First Avenue South at the corner of Lots Nos. 1 and 2, being the southwest corner of the property conveyed to T. H. Elliott by deed of record in Book 457, page 229, Register's Office for said County; thence with the line between Lots Nos. 1 and 2, westerly, 190 feet more or less to the easterly margin of an alley; thence with the margin of said alley, southerly 87-1/2 feet to a point; thence easterly 190 feet more or less to the westerly margin of First Avenue South; thence with the margin of the same, northerly 87-1/2 feet to the beginning.

Being the same property conveyed to J. C. Johnson, by deed from Miss Tillie Lloyd, of record in Book 1195, page 465, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me, this the 12th day of April 1970

Affiant

My commission expires: 1/29/72 July 29, 1970 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1109 First Avenue, South (House Number) (Street) Nashville, Tennessee 37210 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 Mrs. M. M. Drake Et Al, Trustees of Seay-Hubbard United Methodist Church their *(successors), and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Mrs. M. M. Drake Et Al their *(successors), and assigns, against the lawful claims of all persons.*

Witness my *hand this* 12th *day of* April 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. C. Johnson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beatrice Brake, *a Notary Public in and for said County and State,* J. C. Johnson

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 4th *day of* April, *19* 70

Beatrice Brake *Notary Public*

Commission expires July 29, 1970

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 .....

APR-6 70	CONV	20,000.00				
APR-6 70	S'TAX		A*	52.00		
APR-6 70	PR'FEE		A*	.50		
APR-6 70	W'DEED		A*	3.00	*	55.50

WARRANTY DEED

FROM

J. C. JOHNSON

TO

MRS. M. M. DRAKE ET AL

TRUSTEES SEAY-HUBBARD UNITED METHODIST CHURCH

A 73465

IDENTIF. REFERENCE

APR 6 10 54 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