Map. 28
Par. 22.2pw

WARRANTY DEED

BOOK 4451 PAGE 213

(Deed prepared: James H. Hill, Atty., 320 So. Gallatin Rd., Madison,Tenn)

For and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, the Trustees of the Hillcrest Baptist Church of Nashville, Tennessee, the grantors have bargained and sold, and by these presents do transfer and convey to Lowell Kenneth Maynard, Joe Whitman, Howard Frutiger, Trustees of the Gray's Point Baptist Church of Joelton,Tennessee, and to their successors in office as shown by the said church, or assigns, a certain tract or parcel of land in Davidson County, Tennesee, described as follows; to wit:

Beginning at a point in the center line of Grays Point Road, the southeast corner of the property being sold to Morris E. Spruill and wife; thence with the center line of same, S. 3 deg. W. 160 feet; thence N. 87 Deg. 20 min. 31 sec. W. 567.0 feet; thence N. 2 deg. E. 219 feet to the south line of the property being sold to the said Spruill; thence with his line, S. 76 deg. 37 min. E. 300 feet; thence S. 86. deg. 44 min. E. 276.6 feet to the point of beginning, containing 2.33 acres more or less.

Being the same property conveyed by Warranty Deed from the Executive Board of the Tennessee Baptist Convention to the Trustees of the Hillcrest Baptist church, as of record in Book 3829, page 412, R.O.D.C., Tennessee.

To have and to hold said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Trustees of the Grays Point Baptist Chuch of Joelton, Tennessee, their successors and assigns forever, for the use and benefit of those of the membership, even though they may be a minority, who adhere to, and cooperate with the Tennessee Baptist Convention and who maintain and propagate the doctrines and practices of missionary Baptists, as believed in and practiced by the Tennessee Baptist Convention and the Southern Baptist Convention.

In the event the entire membership of said church should renounce these doctrines, the Executive Board of the Tennessee Baptist Convention or its successor, which holds to and propagates the same, is authorized to take possession of said property, to direct the use of the same, or to execute appropriate instruments of conveyance, either for use, sale or mortgage thereto, except that any encumbrances against said property shall be acknowledged and provided for by the said Executive Board or its successor.

AND the Trustees of the Hillcrest Baptsit Church do covenant with

the said Trustees of the Gray's Point Baptist Church of Joelton, Tennessee, that it is lawfully seized and possessed of said land in fee simple; and has a good right to convey it, and that the same is unencumbered.

AND the grantor does durther covenant and bind its heirs and representatives to warrant and forever defend the title to the said land to the said Trustees of the Gray's Point Baptist Church of Joelton, Tennessee, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand this the 1 day of [illegible], 1970.

A92681

IDENTIF. REFERENCE

OCT 9 1 31 PM '70

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

x _____

x _____

x _____

(Trustees of the Hillcrest Baptist Church of Nashville, Tennessee)

New owner:
Grace Point Baptist Church
Joelton Tenn.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____, _____, _____, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the executors of the within instrument for the purposes therein contained.

Witness our hands and official seal at Nashville, Tennessee, this the 1st day of October, 1970.

_____
NOTARY PUBLIC

My commission expires: May 7, 1971

OCT-9 CONV 10,000.00
OCT-9 S'TAX A* 26.00
OCT-9 PR'TEE A* .50
OCT-9 N'DEED A* 3.00 * 29.50

STATE OF TENNESSEE.
COUNTY OF Davidson

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 10,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 9th day of Oct 1970

_____
Notary Public

Commission Expires: 7-25-72