WARRANTY DEED

BOOK 1533 PAGE 990

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Park Avenue Baptist Church		Pt Map 91-16
(NAME)	(NAME)	
44th. Ave. No.		par 68
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of .....

Ten and no/100 - - - - - - - - - - - - - - - - *Dollars,*

cash in hand paid by Park Avenue Baptist Church and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, C. E. Francis and wife Fannie J. Francis

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

Park Avenue Baptist Church, a Tennessee Corporation

its *(successors), ~~XXX~~ and assigns,*

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

Being the northerly 50 feet of lots Nos. 301 and 303 and the northerly 50 feet of the easterly 41 feet of lot No. 305 of Block 13, on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in book 57, page 103, Register's Office for said County.

Said part of lots 301, 303 and 305 front 50 feet on the westerly side of 44th. Ave. North and extend back between parallel lines with the southerly margin of an alley 141 feet to a dead line.

Being the part of the property conveyed to C. E. Francis and wife Fannie J. Francis by deed from Ernest C. Mathews, III Administrator of record in book 4416, page 533, said Register's Office.

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

The grantors reserve for themselves, their heirs and assigns a 12-foot easement over the property herein described for a sewer line from the residence located on property to the south to the alley north of the above described property.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 6000.00

Subscribed and sworn to before me, this the 9th day of Nov. 19 70

Affiant C E Francis

My commission expires: APRIL 17-1974 (Affix Seal)

Notary Public J. H. Watts

This is unimproved (X) improved ( ) property, known as 44th. Ave. No. (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

its *(successors),*

~~XXX~~ *and assigns forever.* 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

its

(successors), ~~XXX~~ *and assigns, against the lawful claims of all persons.*

Witness our hands *this* 7th *day of* November, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

C. E. Francis

Fannie J. Francis

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. H. Watts Jr., *a Notary Public in and for said County and State,* C. E. Francis and wife Fannie J. Francis

*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, Tennessee *this* 9th *day of* November, *19*70

Commission expires APRIL 17-1974 J. H. Watts Jr. *Notary Public*

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 .....

SEP-27	CONV	*6,000.00			
SEP-27	S'TAX		A*	15.60	
SEP-27	PR'FEE		A*	.50	
SEP-27	W'DEED		A*	4.00	* 20.10

WARRANTY DEED

FROM
C. E. Francis, etux

TO
Park Avenue Baptist Church

B 29175

IDENTIF. REFERENCE

SEP 29 57 AM '71

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

Mail to Park Ave
Church. Rec $1.00