BOOK 5222 PAGE 600

"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Trustees of Bethlehem Missionary Baptist Church | Same | 71-16-1 |
| (NAME) | (NAME) | |
| 1401 Lischey Avenue | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37207 | | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

28

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) ---------- Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Joy Floral Company, a Tennessee corporation (the "Grantor"),

has/~~have~~ this day bargained and sold, and ~~do~~ does hereby transfer and convey unto the said Trustees of Bethlehem Missionary Baptist Church (the "Grantees"), their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, ~~described as follows:~~ more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference.

Said property is sold and conveyed subject to the following:

1. 1977 real property taxes;
2. Sewer easement of record in Book 3504, page 362, Register's Office for Davidson County, Tennessee; and
3. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, by Joy Floral Company by instrument of record in Book 4026, page 718, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $12,000.00

Affiant

Subscribed and sworn to before me, this the 15 day of November, 1977

My commission expires: 3-29-78 (Affix Seal)

Notary Public

This is improved ( ) unimproved property, known as Lischey Avenue, Nashville, Tennessee 37207 (House Number) (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 Grantees, their (successors), heirs and assigns forever. Grantor covenants that it is/~~are~~ lawfully seized and possessed of said real estate in fee simple, has/~~have~~ a good right to convey it, and that the same is unencumbered, except as stated herein.

Grantor further covenants and binds itself, its successors and/~~or~~ representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness its hand this 15th day of November, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JOY FLORAL COMPANY

By: Russell B. Davis
President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* ..... *, a Notary Public in and for said County and State,* .....

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

*Witness my hand and official seal at* ..... *Tennessee, this.....day of....., 19.....*

..... *Notary Public*

*Commission expires*.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

*Witness my hand and seal, at office in* Nashville, Tennessee, *this* 15th *day of* November, *19* 77.

*My commission expires* 10-29-78

Margaret Ann Ragland *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| NOV 15 77 | CONV | 12,000.00 | | | |
| NOV 15 77 | S'TAX | | B* | 31.20 | |
| NOV 15 77 | PR'FEE | | B* | .50 | |
| NOV 15 77 | W'DEED | | B* | 6.00 | * 37.70 |

**WARRANTY DEED**

FROM

JOY FLORAL COMPANY

TO

TRUSTEES OF BETHLEHEM
MISSIONARY BAPTIST CHURCH

E 36876

IDENTIF. REFERENCE'

Nov 15 3 55 PM '77

FELIX [illegible] REGISTER
DAVID[illegible]

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

Land in the 12th Civil District of Davidson County, Tennessee, being parts of Lots No. 6 and 7 on the Plan of the William White Lands, as of record in Plan Book 1, page 115, Chancery Court at Nashville, described according to a survey made by Turner Engineering Company, Inc., Consulting Engineers, dated October 28, 1977, as follows:

Beginning at an iron pin in the centerline of North 6th Street (a 50-foot right-of-way), said pin being at the terminus of North 6th Street as dedicated in the Tom Joy Subdivision of record in Book 3600, page 47, said Register's Office, and proceeding as follows: leaving the terminus point of North 6th Street, North 60° 20' 30" West a distance of 198.94' to an iron pin; thence, South 3° 58' 30" West a distance of 151.05' to an iron pin in the northeast corner of the McKinstry property; thence, with the northerly line of the McKinstry property, North 85° 59' 30" West a distance of 166.12' to a painted "X" on a rock wall and being in the easterly right-of-way of Lischey Avenue (60 feet wide); thence, with said right-of-way, North 4° 00' 30" East a distance of 236.09' to a point in an 18" hackberry, said point being in the southwest corner of the Bethlehem Baptist Church property; thence, leaving the right-of-way of Lischey Avenue and with the southerly line of the Bethlehem Baptist Church property and with a curve to the left having a radius of 24.50' a distance of 38.48' to an iron pin; thence, with a curve to the right having a radius of 321.49' a distance of 143.92' to an iron pin; thence, South 60° 20' 30" East a distance of 1.50' to an iron pin; thence, North 4° 14' 42" East a distance of 81.67' to an iron pin; thence, South 64° 38' 44" East a distance of 247.91' to an iron pin; thence, South 29° 39' 30" West a distance of 117.35' to the point of beginning.

Being part of the property conveyed to Joy Floral Company by deed from Susie M. Joy, of record in Book 489, page 480, said Register's Office, and by quitclaim deed from Lillian Joy, et al, of record in Book 2301, page 409, said Register's Office.