PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES HERETO

64596

IDENTIFICATION REFERENCE

Nov 19 9 14 AM '86

FELIX E. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 7043 PAGE 739

The actual consideration or value whichever is greater, for this transfer is $140,500.00.

George A. Paschall
Affiant

Subscribed and sworn to before me this the 14 day of November, 1986

Notary Public

My commission expires: 3-25-90

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Kurt V. Beasley, Attorney at Law, Westpark Bldg. Brentwood, TN 37027

Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel
R.B.A. Investments	Same	103-8
P.O. Box 90970		54: 25W 6970
Nashville, Tn. 37209		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, PARK AVENUE BAPTIST CHURCH, INC., hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto J.R. OVERBY, R.B. SNEED, JR., and GEORGE A. PASCHALL dba R.B.A. INVESTMENTS, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to wit:

(Map 103-8, Parcel 54; 25W 6970)

BEING Lots Nos. 3 and 4 on the unrecorded subdivision of the north part of Lot No. 345 on the Map of the Richland Realty Company's Subdivision of West Lawn which Richland Company's Subdivision is of record in Book 421, Page 32, Register's Office for Davidson County, Tennessee. Said Lots Nos. 3 and 4 are described according to a survey therof made February 18, 1932, by W. B. Southgate Surveyor, as follows:

BEGINNING at a point in the southerly margin of Minnesota Avenue or the Murphy Road, the common corner of Lots 4 and 5, and being 150 feet east of the S. E. Intersection of said Avenue and West Lawn Drive; thence with the line between Lots 4 and 5 southerly 154 feet to a point in the fence line, being the common corner of Lots 4 and 5, being 22 feet east of the easterly margin of West Lawn Drive; thence easterly 112 feet to the common corner of Lots 2 and 3; thence at right angles northerly 154 feet to a point in the southerly margin of Minnesota Avenue; thence with the southerly margin of said avenue westerly 112 feet to the point of beginning.

SAID two lots front together 112 feet on the southerly side of Minnesota Avenue or Murphy Road and run back between parallel lines 154 feet.

BEING part of the same property conveyed to Park Avenue Baptist Church, by Corrected Quitclaim Deed from James C. Hofstetter, Trustee under the Will of Fannie J. Francis, of record in Book 6992, Page 311, Register's Office of Davidson County, Tennessee.

EXCEPTIONS: There is an unrecorded written five (5) year lease granted by Fannie J. Francis, Lessor to Dr. Griffith B. Haber, Lessee, on property located at 4427 and 4429 Murphy Road.

This is improved property known as 4425, 4427, and 4429 Murphy Road, Nashville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14 day of November, 1986.

PARK AVENUE BAPTIST CHURCH, INC.

By: _____
President

_____
Secretary

BOOK 7043 PAGE 734

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named _____ and _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President or Secretary of Park Avenue Baptist Church, Inc., and that he as such President or Secretary, executed the within instrument for the purposes therein contained, by signing the name of Park Avenue Baptist Church, Inc. by himself as the President or Secretary.

WITNESS my hand and official seal at _____ Tennessee, this 14 day of _____, 1986.

_____
Notary Public

My commission expires: 5-25-90

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7043 PAGE 735

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			140600.00 CAMT.	
			393.40 CSTAX	
			.50 PRFEE	
			6.00 TDEED	
	VB		6.00 TDEED	
			6.00 WDEED	
			CHECK 399.90	
			[illegible] .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64596

IDENTIFI REFERENCE

Nov 19 9 14 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 13448