Grant 2D

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Rev. Elmer Berry (NAME)	SAME (NAME)	82-7
321 Grace Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	341
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 7249 PAGE 385

For and in consideration of the sum of TEN AND NO/100----------($10.00)---------- DOLLARS

Cash in hand paid by ELDER ELMER BERRY, by and thru the UPPER ROOM MINISTRY, the receipt of which is hereby acknowledged, and other good and valuable consideration including the assumption of the balance due on a first mortgage of THIRTY-SEVEN THOUSAND EIGHT HUNDRED SEVENTY-EIGHT and 59/100 DOLLARS ($37,878.59), which is secured by Deed of Trust of record in Book_____, page_____, Register's Office for Davidson County, Tennessee, I, LULA F. STUART, a widow, as GRANTOR,

have bargained and sold, and by these presents do transfer and convey unto the said ELDER ELMER BERRY thru the UPPER ROOM MINISTRY

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 6 on the plan of East Nashville Real Estate Company's Plan of Lots, of record in Plat Book 57, page 11, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Henry D. Stuart and wife, Lula Stuart by deed from Jack J. Cohen and wife, Bessie D. Cohen, and Leon Gilbert, of record in Book 4513, page 639, Register's Office for Davidson County, Tennessee. The said Henry D. Stuart having since died, the property is vested in Lula F. Stuart.

IDENTIFICATION REFERENCE

30075

MAY 27 3 28 PM '87

FELIA Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 321 Grace Street
(House Number) (Street)
Nashville, Tennessee 37207
(P. O. Address) (City or Town) (Zip Code)

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, unless otherwise herein set out. 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.

Whenever 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 our hands this 20th day of May, 19 87.

X Lula F. Stuart
LULA F. STUART

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7249 PAGE 336

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LULA F. STUART

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

Witness my hand and official seal at Nashville, Tennessee; this 20th day of May, 19 87.

My commission expires April 17, 1988 Notary Public Jacqueline Ott Higgins

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

Witness my hand and seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 37,878.59
This is equal to or greater than the property would bring at a fair and voluntary sale.

Lula F. Stuart

Sworn to and subscribed before me
this 20th day of May, 19 87.

My commission expires April 17, 1988 Notary Public Jacqueline Ott Higgins

This instrument was prepared by:

Leroy Cain, Jr., Attorney, Suite 201, Citizens Plaza, Nashville, Tenn. 37219

Name | Address

WARRANTY DEED

FROM LULA F. STUART, a widow

TO ELDER ELMER BERRY thru the UPPER ROOM MINISTRY

Petway, Blackshear & Smith
Attorneys at Law
201 Citizens Plaza
Nashville, Tennessee 37219
(615) 244-4850

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

RECEIVED OF _____

FOR _____

BOOK 7249 PAGE 357

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
			37878.59-	CAMT.
			106.12	CSTAX
			.50	PRFEE
			6.00-	MAMT.
		VD	6.00	MAMT.
			6.00	WDFEE
			CHECK	112.62-
1980A05/27/87		BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3007.5.

IDENTIFICATION REFERENCE

MAY 27 3 28 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 86436

Pltf 20

DEED OF TRUST

FOR AND IN CONSIDERATION OF One Dollar to me paid, the receipt of which is acknowledged, and the other considerations hereinafter mentioned, ELDER ELMER BERRY thru the UPPER ROOM MINISTRY and ELDER ELMER BERRY, individually have this day bargained and sold, and do hereby transfer and convey, to Leroy Cain, Jr., Trustee, and his successors in trust, certain property in the State of Tennessee, Davidson County, described as follows:

BOOK 7249 PAGE 358

Being Lot No. 6 on the plan of East Nashville Real Estate Company's Plan of Lots of record in Plat Book 57, page 11, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 6 fronts 60 feet on the northerly side of Grace Avenue and runs back between parallel lines with the easterly margin of Third Street, 165 feet to an alley.

Being the same property conveyed Elder Elmer Berry thru the Upper Room Ministries by warranty deed from Lula F. Stuart, of record in Book 7249, page 355, Register's Office for Davidson County, Tennessee.

FILED & RECORDED
DAVIDSON COUNTY, TENN.
MAY 27 2 29 PM '87
ELLA Z. WILSON, REG.-TRUST

IDENTIFICATION REFERENCE

3007.6

TO HAVE AND TO HOLD said property to the said Leroy Cain, Jr. Trustee, and his successor in trust, forever. I covenant that I am lawfully seized of the said property, 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 defend the title to said property to the said Leroy Cain, Jr. Trustee, and his successor in trust, and his assigns, forever, against the lawful claims of all persons.

But this conveyance is made in trust for the following uses and trusts, and for no other purpose:

TO SECURE THE PAYMENT OF ONE PROMISSORY NOTE of even date herewith in the principal sum of $1,800.00, executed by ELDER ELMER BERRY thru the UPPER ROOM MINISTRY and ELDER ELMER BERRY, individually, to LULA F. STUART, payable according to the terms and conditions stated therein.

The total principal indebtedness under any contingency in Tennessee is $1,800.

Now if I shall pay the sum _____ aforesaid when due, according to the terms of said note _____, then this instrument is to be of no further force or effect. But if I fail to pay the said sum _____ of money when due as aforesaid, or any part of said sum _____, according to the terms above expressed, then all of the indebtedness hereby secured shall, at the option of the owner thereof and without notice, became immediately due and payable, and upon such default, this conveyance remains in full force and effect, and the said Trustee, or his successor in trust, is hereby authorized and empowered, upon giving thirty (30) days' notice, by weekly publication in some newspaper in Davidson County, Tennessee, to sell said property at the Courthouse door in said County, to the highest bidder for cash and free from equity of redemption, homestead, dower, and all other exemptions of every kind, which are hereby expressly waived; and the said Trustee, or his successor in trust, is authorized to make a deed to the purchaser. The creditor may bid at any sale under this conveyance. I agree that the Trustee may, at any time after default in payment of principal or interest as each falls due respectively, enter and take possession of said property, and shall only account for net rents received by him.

And I agree to keep all the buildings on said property insured in some reliable fire insurance company or companies for the sum of $ insurable interest until the sum herein secured is fully paid, and to have the loss made payable on the policy to said Trustee for the benefit of the owners and holders of the debt herein secured. I agree to keep the improvements on said property in good repair and preservation and to pay all taxes and assessments, and to pay them when due; and in case I fail to do either, said Trustee or the creditor herein secured, may do either, and charge and treat the amount so expended as a part of the debt herein secured.

In case of sale under this Deed of Trust, the proceeds will be applied by the Trustee:

First—To pay all the costs and charges of executing this trust, including attorney's fees and the expenses of any litigation which may arise on account of the execution and enforcement of this trust.

Second—To pay said debt, or any balance thereof then remaining unpaid.

Third—The residue to be paid to Borrower or order. And in case of the death, absence, inability, or refusal to act of the said Trustee at any time when action under the foregoing powers and trust may be required, the owner of the debt herein secured is hereby authorized to name and appoint a successor to execute this trust, and the title herein conveyed to LEROY CAIN, JR., _____, Trustee, shall be vested in said successor.

In the event of a sale of said property under and by virtue of this trust, the said Borrower and all persons holding under him shall be and become the tenants at will of the purchaser of the same, from and after the execution and delivery of a deed to such purchaser, said tenancy to be determined at the option of said purchaser upon five days' written notice.

It is further agreed that the said Trustee, or his successors, may execute the power of sale herein and other powers and rights without giving bond or taking oath.

This 20th day of May, 1987.

X Elder Elmer Berry

The Upper Room Ministries

Elder Elmer Berry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ELDER ELMER BERRY thru the UPPER ROOM MINISTRIES and ELDER ELMER BERRY, individually,

the 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 20th day of May, 1987.

My commission expires April 17, 1988 Notary Public Jacqueline Dee Nuggins

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and , with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

This instrument was prepared by:

Leroy Cain, Jr., Attorney, Suite 201, Citizens Plaza, 400 Deaderick Street, Nashville, TN. 37219
NAME ADDRESS

DEED OF TRUST

FROM ELDER ELMER BERRY

TO LEROY CAIN, JR., Trustee

Petway, Blackshear & Smith
Attorneys at Law
201 Citizens Plaza
Nashville, Tennessee 37219
(615) 244-4850