(23)

BOOK 7387 PAGE 410

Address New Owner:	Send Tax Bills To:	Map/Parcel
Robert G. Sullivan	Same	Map 92-13
717 3rd Ave. North		Par 159
Nashville, TN 37201		11W-71020

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, TRUSTEES OF THE ELKINS AVENUE BAPTIST CHURCH, NASHVILLE, TENNESSEE, BEING BILLY D. LYNCH, BEN H. SMITH, BILL MAYFIELD and MILTON GRIFFIN, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said ROBERT G. SULLIVAN, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

TRACT 1: Land in Davidson County, Tennessee, being Lot No. 3 of Block 17 on the Map of Charlotte Park Company's 2nd Addition to Nashville, as of record in Book 57, Pages 160 and 161, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the northerly side of Elkins, formerly 2nd Avenue, and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Trustees of the Elkins Avenue Baptist Church of Nashville, Tennessee, by deed from The Executive Board of the Tennessee Baptist Convention, Nashville, Tennessee, of record in Book 2435, Page 101, Register's Office for Davidson County, Tennessee.

TRACT 2: Land in Davidson County, Tennessee, being the southerly 100 feet of Lots Nos. 1 and 2 of Block 17 on the Map of Charlotte Park Company's Second Addition to Nashville as of record in Book 57, Pages 160 and 161, Register's Office for said County.

Said parts of Lots Nos. 1 and 2 front together 100 feet on the northerly side of Elkins Avenue and runs back between parallel lines with the westerly margin of 35th Avenue North, 100 feet to a dead line.

Being the same property conveyed to Trustees of the Elkins Avenue Baptist Church of Nashville, Tennessee, by deed from The Executive Board of the Tennessee Baptist Convention, of record in Book 4556, Page 757, Register's Office for Davidson County, Tennessee.

TRACT 3: Land in Davidson County, Tennessee, being the northerly 50 feet of Lots 1 and 2 of Block 17, on the Map of Charlotte Park Company's 2nd Addition to Nashville., as of record in Book 57, Pages 160 and 161, Register's Office of Davidson County, Tennessee.

Said parts of said lots adjoin and front 50 feet on the westerly side of 35th Avenue North and run back between parallel lines along the southerly margin of an alley 100 feet to a dead line.

Being the same property conveyed to the Trustees of Elkins Avenue Baptist Church of Nashville, Tennessee by deed from Elbert Dale Godfrey and wife, Audrey June Shinault Godfrey, of record in Book 2904, Page 145, Register's Office for Davidson County, Tennessee.

The Executive Board of the Tennessee Baptist Convention joins in this conveyance to waive and relinquish any rights it may have as a result of restrictive and reverter clauses contained within the chain of title in the within described property, including but not limited to Book 2435, Page 101, and Book 4556, Page 757, said Register's Office.

This property is conveyed subject to the Plan of record in Book 57, Page 160 and 161, said Register's Office and to all applicable local government planning, building and zoning regulations.

This is improved property known as 315 35th Avenue North, Nashvillle, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said ROBERT G. SULLIVAN, his heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate 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 on this 16th day of October, 1987.

Billy D. Lynch
BILLY D. LYNCH

Ben H. Smith
BEN H. SMITH

Bill Mayfield
BILL MAYFIELD

Milton Griffin JMF
~~MILTON GRIFFIN~~
MILTON GRIFFIN

THE EXECUTIVE BOARD OF THE
TENNESSEE BAPTIST CONVENTION
By: Thomas J. Madden

TENNESSEE BAPTIST CONVENTION
By: JMF

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON JMF

The actual consideration or value, whichever is greater, for this transfer is $39,000.00.

James M. Fritts
AFFIANT

Sworn to and subscribed before me this 15th day of October, 1987.

Sharon Denise Mills
NOTARY PUBLIC

My commission expires: July 17, 1988.

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 Billy D. Lynch, Ben H. Smith, Bill Mayfield, and ~~Milton Griffin~~, JMF Trustees of the Elkins Avenue Baptist Church, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of October, 1987.

Shawna Lemmel Stevens
NOTARY PUBLIC

My commission expires: July 17, 1988.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thomas J. Madden, 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 Executive-Secretary/Treasurer of the ~~Executive Board of the~~ Tennessee Baptist Convention; the barrgainor, and that he, as such Executive Secretary/Treasurer being authorized so to do, executed the foregoing instrument for and on behalf of the ~~Executive Board of the~~ Tennessee Baptist Convention and for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of October, 1987.

Tom G. Coleman
NOTARY PUBLIC

My commission expires: 4-17-1988.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

OCT 27 8 12 AM '87
JAMES M. CLAYTON
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

77144

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Milton Griffin, Trustee of the Elkins Avenue Baptist Church, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged tht he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 22nd day of October, 1987.

Carolyn Seizemore
NOTARY PUBLIC

My commission expires: 9-11-88.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7387 PAGE 413

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

39000.00- CAMT.
109.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 118.70-
6405A10/27/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7. 7. 1. 4 4.

IDENTIFICATION REFERENCE

OCT 27 8 12 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29759