Folder 44

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Jack W. Robinson, Jr.
Affiant

Sworn to and subscribed before me, this 10th day of June, 1988.

Notary Public

My Commission expires: 6-5-89

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue North
Nashville, TN 37219
Box 44

| Address new owner as follows: | Send Tax Bills to: | Map-Parcel Number 117-7-14 |
|---|---|---|
| Woodmont Baptist Church, Inc.<br>2100 Woodmont Boulevard<br>Nashville, Tennessee 37215 | Same | 4555 06/13 0101 03CHECK 846.50 |

## WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, CAROLYN GUILD WELCH**, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **WOODMONT BAPTIST CHURCH, INC.**, a Tennessee not for profit corporation, hereinafter called the Grantee, its successors and assigns, a certain parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 132.9 feet of Lot No. 39 on the Plat of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Surveyor, May 1910, as follows:

Beginning at the southwest corner of Hampton Avenue and Hillsboro Road; thence with the southerly margin of Hampton Avenue westwardly 132.9 feet to the northeast corner of the property conveyed to Florence Welch Walters by deed from R. E. Dunn, Jr., and wife, Helen Thomas Dunn; thence with Walters' east line southwardly 325 feet to a point; thence eastwardly 132.9 feet to the westerly margin of Hillsboro Road; thence with the westerly margin of said Hillsboro Road, northwardly 325 feet to the beginning.

Being the same property conveyed to George N. Welch, Jr. and wife, Carolyn Guild Welch, by deed from Effie Walker Welch, a widow, of record in Book 3075, page 138, Register's Office for Davidson County, Tennessee; the said George N. Welch, Jr. having since died.

This is improved property, known as 2101 Hampton Avenue, Nashville, Tennessee 37215.

This conveyance is subject only to: 1988 property taxes which have been prorated and assumed by Grantee, and the restrictions contained in instruments of record in Book 1015, page 50, and Book 1165, page 385, Register's Office for Davidson County, Tennessee.

**TO HAVE AND TO HOLD** said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and I do covenant with said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** my hand this tenth day of June, 1988.

Carolyn Guild Welch

CAROLYN GUILD WELCH

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn Guild Welch, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this tenth day of June, 1988.

Notary Public

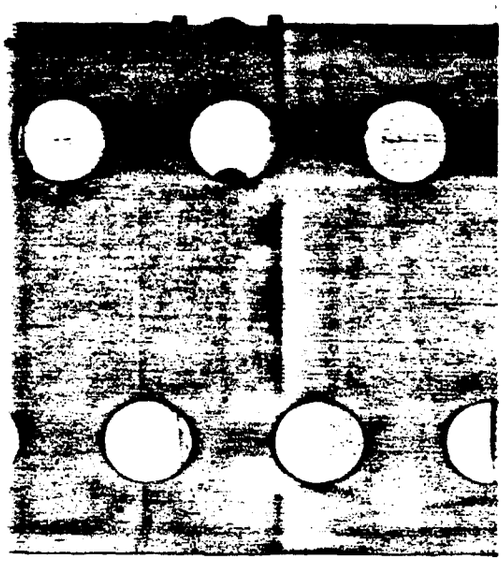
My Commission Expires: 6-5-89

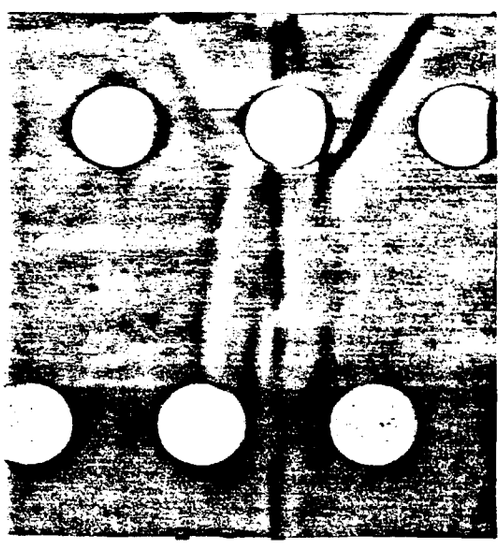
IDENTIFICATION REFERENCE

39224

JUN 13 2 14 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7570 PAGE 978

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CAMT 300000.00
CON TX 840.00
PRFEE 0.50
WDEED 6.00
TOTAL ~~846.50~~
CHECK ~~846.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/13/88 01 14:13 0001 4555

39224

IDENTIFICATION REFERENCE

JUN 13 2 14 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 101402