Fld 11

1

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Trustee Trinity AME Church	same	105-30
(NAME)	(NAME)	
1264 Third Avenue North		241
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37201		105-30-242
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 7660 PAGE 715

For and in consideration of the sum of ----------TEN----------($10.00)---------- DOLLARS

And other good and valuable consideration the receipt of which is hereby acknowledged, Herbert Nesbitt

have bargained and sold, and by these presents do transfer and convey unto the said Trustees of Trinity A.M.E. Church

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

See Exhibit A attached hereto and incorporated herein by reference as if set forth verbatim

Herbert Nesbitt certifies that this is not his home-place and is not subject to any homestead rights of any kind. That his principal residence is owned by him and is free and clear of any encumbrances.

70537

TENN. STATE TAX PAID

SEP 23 3 47 PM '88

DAVIDSON COUNTY REGISTER

unimproved ( )
This is improved (X) property, known as 1232-1234 3rd Avenue South
(House Number) (Street)
Nashville, TN 37201
(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 19th day of September, 19 88.

Herbert Nesbitt

Herbert Nesbitt

BOOK 7660 PAGE 716

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 Herbert Nesbitt

the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of September, 19 88.

My commission expires ~~11/10/91~~ 9-11-90 Notary Public Kaye Jeter Harris

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, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of, the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as.

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 $ 14,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 19th day of September, 19 88

My commission expires ~~11/10/91~~ 9-11-90 Notary Public Kaye Jeter Harris

This instrument was prepared by

MANSON, JACKSON & ASSOCIATES, 1314 5th Avenue North, Suite 300, Nashville, TN 37208

Name Address

WARRANTY DEED

FROM Herbert Nesbitt

TO Trinity AME Church

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

EXHIBIT 'A'

TRACT I:

Land in Davidson County, being part of Lot No. 25 on the Plan of John Nelson's lots, as of record in Book 2, page 182, Register's Office for said County, and described as follows:

Beginning on the easterly margin of Third Avenue South, formerly College Street, at the southwesterly corner of St. Patrick's Church and School lot, being about 67 1/4 feet south from the northwest corner of said Lot No. 25; thence with the easterly margin of said Avenue, southerly 41 3/4 feet to the lot belonging to Charles G. Johnson; thence with Johnson's northerly line, easterly 130 feet more or less, to the westerly margin of an alley; thence with said margin of said alley, northerly 41 3/4 feet to the southerly line of said Church and School lot; thence with said lot line westerly 130 feet, more or less, to the beginning.

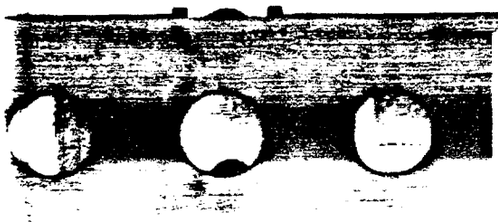
Being property conveyed to Herbert Nesbitt by Trustee's Deed from Jack J. Cohen, Trustee, of record in Book 5946, page 122, said Register's Office.

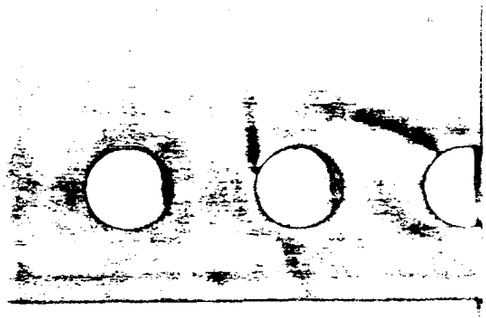
TRACT II:

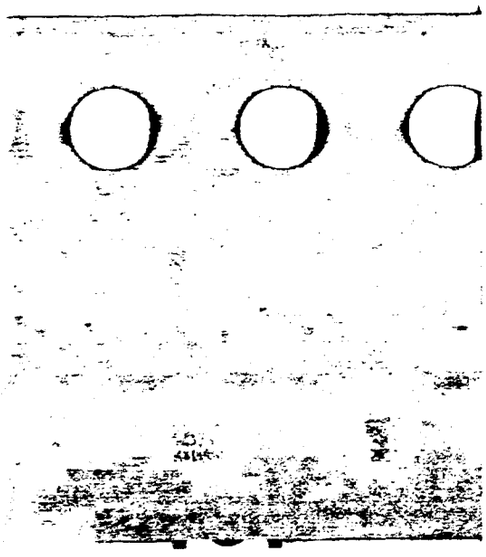
Land in Davidson County, Tennessee, being parts of Lots Nos. 25 and 26 in John Nelson's plan of Lots, as of record in Book No. 2, page 182, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the east margin of 3rd Avenue, South, formerly South College Street, 3 inches north of the south line of said Lot No. 26, and running with the east margin of said street northwardly 160 feet to the southwest corner of a part of Lot No. 25 conveyed by W.L. Horn and wife, to W.H. Arbuthnot, by deed registered in Book No. 95, page 384, said Register's Office; thence at right angles to said street with the south line of said Arbuthnot Lot eastwardly 133 feet, more or less, to an alley; thence with said alley southwardly 160 feet to a point 3 inches north of the south line of said lot No. 26; thence parallel with and 3 inches north of said south line westwardly 133 feet more or less, to the beginning.

Being the same property conveyed to Herbert Nesbitt by deed from Fred Goldner, Jr., Norma Goldner Neaderthal and Henrietta Goldner Guttman of record in Book 6311, page 979, said Register's Office.







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7660 PAGE 718

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	14000.00
CON TX	46.20
PRFEE	0.50
WDEED	9.00
TOTAL	55.70
CHECK	55.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0466

7.0537

SEP 23 3 47 PM '88

No. 137444