LAKE2

Mail →

Instrument prepared by:
Robert C. Taylor, Atty
213 Fifth Avenue, North
Nashville, TN 37219

NEW OWNER ADDRESS:
Tenn. Baptist Foundation
P. O. Box 728
Brentwood, TN 37027

SEND TAX NOTICES TO:
Same

MAP-PARCEL NOS.
60-008/28 (Tr.I)
60-08/27.01(Tr.II)

WARRANTY DEED

BOOK 7879 PAGE 106

WHEREAS, the undersigned Trustees of the Gospel Tabernacle, an unincorporated association of members, herein referred to as "GRANTOR," have executed a certain Deed of Trust dated March 19, 1986, of record in Book 6813, Page 880, Register's Office of Davidson County, Tennessee, to secure the payment of a certain Note to the Tennessee Baptist Foundation in the principal amount of Sixty-Seven Thousand Five Hundred ($67,500) Dollars; and

WHEREAS, under the terms of said Deed of Trust and Note, GRANTOR has defaulted in the payment of said indebtedness and desires to reconvey the hereinafter described property to GRANTEE in lieu and instead of requiring foreclosure on said property; and

WHEREAS, GRANTEE is willing to accept this Deed in satisfaction of the indebtedness secured by said Deed of Trust and to relieve GRANTOR from any further liability thereunder.

NOW, THEREFORE, in consideration of the sum of One Dollar ($1.00) Dollar and other good and valuable considerations described above, we, Rev. Louis Caldwell, Kenneth Scruggs and Louis Caldwell, Jr., only in our capacity as Trustees of the Gospel Tabernacle, and not individually or otherwise, as GRANTOR, have bargained and sold and by these presents do hereby grant, transfer and convey unto the Tennessee Baptist Foundation, a Tennessee nonprofit corporation, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I: LAND in Davidson County, Tennessee, being the easterly part of Lot No. 3 on the Map of E. A. Lindsley's Subdivision of Dickerson Road as of record in Book 547, page 144, Register's Office for Davidson County, Tennessee, according to a survey of Lot No. 3 by C. J. Wilkinson made July 28, 1954, and a survey by T. R. Sanford made December 28, 1955, described as follows: beginning and containing 5.0 acres.

BEGINNING at an iron pin at the corner of the north-easterly intersection of Ben Allen Road and Hillside Drive; thence along the westerly margin of Hillside Drive North 3 degrees 15 minutes East 120 feet to an iron pin; thence along the line dividing said part of Lot No. 3 and Lot No.

4 North 84 degrees 41 minutes West 192.5 feet to an iron pin; thence South 3 degrees 15 minutes West 180 feet to an iron pin in the northerly margin of Ben Allen Road; thence along the northerly margin of Ben Allen Road North 82 degrees 26 minutes East 38.64 feet to a point; thence continuing along said margin of Ben Allen Road 115.6 feet to a point; thence continuing North 73 degrees 2 minutes East 45.76 feet to an iron pin which is the point of beginning.

TRACT II: BEING a part of Lot No. 3 on the Map of E. A. Lindsley's Subdivision, of record in Book 547, page 144, Register's Office for said County.

BOOK 7879 PAGE 107

BEGINNING at a point in the north margin of Ben Allen Road, 200 feet west of the westerly margin of Hillside Drive, being the southwest corner of the tract conveyed to Trustees of the New Zion Baptist Church, by deed from Sophie Sonnenfield, Trustee, et al., of record in Book 2488, page 357, Register's Office for said county; thence along the margin of Ben Allen Road South 82 degrees 26 minutes West 100 feet to a point; thence northerly 205 feet more or less to a point; thence South 84 degrees 41 minutes East 74-1/2 feet to the northwest corner of said Church Property; thence with the west line of the same, South 3 degrees 15 minutes West 180 feet to the point of beginning.

BEING the same property conveyed to the Trustees of the Gospel Tabernacle by deed from the Tennessee Baptist Foundation of record in Deed Book 6813, page 876, Register's Office for Davidson County, Tennessee.

This is improved property and is known as 131 Ben Allen Road, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Tennessee Baptist Foundation, its successors and assigns, forever.

GRANTOR covenants that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except for that certain Deed of Trust referred to herein, which encumbrance GRANTEE expressly releases by acceptance of this deed.

GRANTOR further covenants and binds itself, its successors, and legal representatives to warrant and forever defend the title to said land to the Tennessee Baptist Foundation, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 26th day of June, 1989.

GOSPEL TABERNACLE

By: Rev. Louis Caldwell
Rev. Louis Caldwell, Trustee

By: Kenneth Scruggs
Kenneth Scruggs, Trustee

By: Louis C. Caldwell Jr.
Louis Caldwell, Jr., Trustee

BOOK 7879 PAGE 108

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, REV. LOUIS CALDWELL, KENNETH SCRUGGS, and LOUIS CALDWELL, JR., Trustees of Gospel Tabernacle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be all of the duly elected Trustees of the Gospel Tabernacle, a church, and that they, as such Trustees being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Gospel Tabernacle by themselves as Trustees.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th of June, 1989.

Teresa J Garrett
NOTARY PUBLIC

My Commission Expires: 5-26-92.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 70,000.

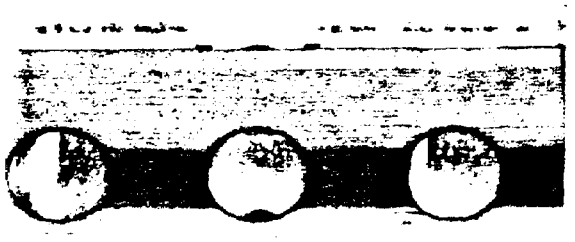
By: Earl H. Wilson
Affiant

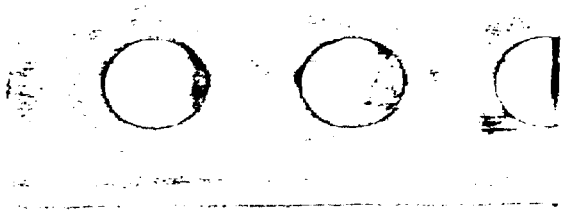
Sworn to and subscribed before me this 28th day of JUNE, 1989.

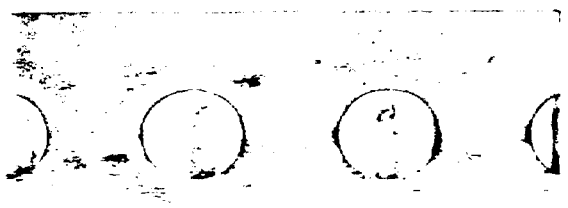
Robert C Taylor
NOTARY PUBLIC

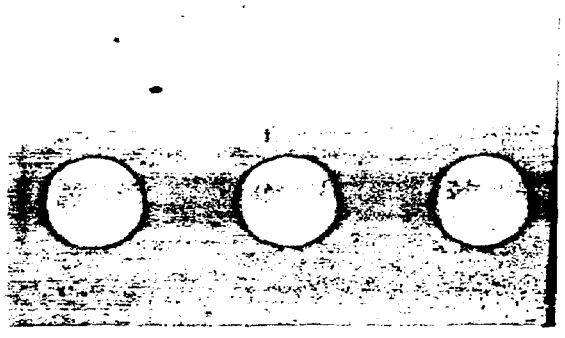
My Commission Expires: 3-3-92.

JUN 30 2 31 PM '89









OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7879 PAGE 109

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
				DAMT 70000.00
				CON TX 231.00
				PRFEE 0.50
				MDEED 9.00
				TOTAL 240.50

06/30/89 01 04:04 PM

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45909

JUN 30 2 31 PM '89

No. 225037