50

This Instrument Prepared By:
Stokes & Bartholomew, P. A.
424 Church Street, Suite 2800
Nashville, Tennessee 37219
Return to Box 50

BOOK 8106 PAGE 109

ADDRESS NEW OWNER:
The Salvation Army
114 North First Street
Nashville, TN 37202-4236

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 52-01
GROUP
PARCEL 138

RERECORD
This Warranty Deed is being re-recorded to correct an error on the property address.

WARRANTY DEED

RE-RECORD
BOOK 8232 PAGE 2

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/ we, M. A. Sawyer, Jr., Henrietta Sawyer Carroll and Mary Elizabeth Sawyer Worley, being the Heirs-At-Law of Elizabeth Sawyer hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto The Salvation Army, a Georgia corporation hereinafter called the GRANTEE(S), its heirs successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described according to a survey of Tommy E. Walker, R.L.S., Tn. Lic. #1465 dated May 28, 1990 as follows, to wit:

Beginning at a set iron pin in the Northerly margin of Neeley's Bend Road, said pin being the most southwesterly corner of the herein described tract and being the most southeasterly corner of Crittenden Estates Subdivision (Plat Book 974, page 69 Register's Office for Davidson County, Tennessee); thence with the East line of said subdivision N. 07 deg. 40' 23" E. 568.86' to an existing iron pin, said pin being the Southwest corner of the Forrest Group, Ltd. (Deed Book 5999, page 311 Register's Office Davidson County, Tennessee); thence with the South line of said Forrest Group property S. 84 deg. 59' 25" East 369.00' to a set iron pin, said pin being the Northwest corner of James W. Garrett, et ux (Deed Book 6520, page 66 Register's Office Davidson County, Tennessee); thence with the West line of said Garrett property S. 09 05' 28" W. 570.91' to a set iron pin in the Northerly margin of said Neeley's Bend Road; thence with said margin N. 84 deg. 47' 40" W. 354.80' to the point of beginning containing 4.726 acres more or less.

Being the same property conveyed to Elizabeth Sawyer by deed from H. B. Chadwell, of record in Book 747, page 650 and Book 909, page 315, Registers's Office for Davidson County, Tennessee. The said Elizabeth Sawyer being since deceased and M. A. Sawyer, Sr, M. A. Sawyer, Jr., Henrietta Sawyer Carroll and Mary Elizabeth Sawyer Worley being the sole Heirs-At-Law of Elizabeth Sawyer. The said M. A. Sawyer, Sr. having since died and the undersigned M. A. Sawyer, Jr., Henrietta Sawyer Carroll and Mary Elizabeth Sawyer Worley being the devisees of M. A. Sawyer, Sr. and the surviving Heirs-At-Law of Elizabeth Sawyer.

This is improved property known as ~~420~~ 425 Neely's Bend Road, Madison, TN 37115.

This conveyance is made subject to all restrictions,

easements, zoning and planning ordinances, governmental regulations that may affect the premises and the following exceptions:

1. Taxes for 1990 a lien but not yet due and payable.

RE-RECORD
BOOK 8232 PAGE 3

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), its heirs, successors and assigns, forever; and GRANTOR(S) do covenant with the said GRANTEE(S) 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, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 7th day of May, 1990.

The Estate of Elizabeth Sawyer

M. A. Sawyer, Jr.

Henrietta Sawyer Carroll

Mary Elizabeth Sawyer Worley

STATE OF Tennessee)
COUNTY OF Davidson)

BOOK 8106 PAGE 111

RE-RECORDED
BOOK 8232 PAGE 4

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named M. A. Sawyer, Jr. 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at office, this the 7th day of May, 1990.

NOTARY PUBLIC

My Commission Expires: Nov 21, 1992

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 167,000.00.

William Russell for The Salvation Army
AFFIANT

Subscribed and sworn to before me
this 7th day of May, 1990.

NOTARY PUBLIC
My Commission Expires:

RE-RECORDED
BOOK 8232 PAGE 5

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, R. L. Moore, a Notary Public of said county and state, Henrietta Sawyer Carroll, the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 1990.

Notary Public

My Commission Expires: Nov. 21, 1992

STATE OF Florida
COUNTY OF Okaloosa

Personally appeared before me, Bobbie J. Craft, a Notary Public of said county and state, Mary Elizabeth Sawyer Worley, the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 1990.

Bobbie J. Craft
Notary Public

My Commission Expires: [illegible]

RE-RECORD
70339

IDENTIF. REFERENCE

Nov 5 3 53 PM '90
DAVIDSON COUNTY TN.

0295 05/09 0101 03CHECK 564.10

4632 11/05 0101 03CHECK 12.00

IDENTIF. REFERENCE

MAY 9 3 00 PM '90
DAVIDSON COUNTY, TN

25191