Map 104-08
Parcel 245
Field Book No. 22W-16750

EXECUTRIX'S DEED

This deed, made and entered into this 21st day of January, 1992, by and between Lora Lee Bibbs, duly qualified and authorized executrix of the last will and testament of Lula Mai Lawrence, late of Nashville, Davidson County, Tennessee, deceased, party of the first part, and the Trustees of Kayne Avenue Missionary Baptist Church, party of the second part;

WITNESSETH:

That the party of the first part, by virtue of the power and authority given in and by said last will and testament of record in Will Book 165 Page 389, Probate Clerk's Office for Davidson County, Tennessee and in consideration of the sum of ten dollars ($10.00) paid by the party of the second part, receipt of which is hereby acknowledged, does hereby grant and release, bargain, sell and convey unto the party of the second part, the heirs or successors and assigns of the party of the second part forever a certain tract or parcel of land with the buildings and improvements thereon erected, situate, lying, and being in the County of Davidson and State of Tennessee, and more particularly described as follows:

> Being the South 50 feet of the east part of Lot 29 on the map of the subdivision of the O. B. Hayes plan of lots, of record in Book 21, Page 87, Register's Office for said County, and described as follows:
>
> Beginning at a point in the west margin of Villa Place 585 feet south of the south margin of Edgehill Avenue; thence westerly 142 feet to the easterly margin of an alley; thence with the margin of said alley, southerly 50 feet to a point; thence easterly 142 feet to the west margin of Villa Place; thence with the margin of the same northerly 50 feet to the point of beginning.
>
> Being the same property conveyed to Emmanuel M. Lawrence and wife, Lula Mai Lawrence by deed from Addie H. Lowe, a widow, of record in Book 1339, Page 106, Register's Office for Davidson County, Tennessee. The said Emmanuel Lawrence having since died vesting said property in Lula Mai Lawrence as surviving widow.
>
> This is improved property, known as 1223 Villa Place, Nashville, TN 37212.

To have and to hold the aforesaid tract or parcel of land, together with all privileges and appurtenances thereunto belonging, to them the said party of the second part and their heirs and assigns in fee simple forever.

And said party of the first part does covenant that she is seized of said lands in fee as executrix and has the right to convey the same in fee simple, that

the same is free and clear of any encumbrances and that she will warrant and defend the title herein conveyed against the lawful claims of all person whomsoever.

In testimony whereof, said party of the first part has hereunto set her signature on the day and date above written.

Lora Lee Bibbs

Lora Lee Bibbs,
Executrix

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 Lora Lee Bibbs the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 21 day of January, 1992.

My commission expires 9-26-92 Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for the transfer or value of property is $ -0- . This is equal to or greater than the property would bring at a fair and voluntary sale.

Robert L. Smith

Sworn to and subscribed before me this 31st of January, 1992.

My commission expires 9/16/95 Notary Public

Send Tax Bills: New Owner
Kayne Avenue Missionary Baptist Church
1025-12th Avenue South
Nashville, TN 37212

This Instrument was prepared by:

Robert L. Smith
Smith & Hirsch
Attorneys at Law
619 Woodland Street
Nashville, TN 37206

86787

IDENTIF. REFERENCE

FEB 25 1 37 PM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

4166 02/25 0101 01CASH 6.00