PREPARED BY:

WILLIAM S. RUSSELL
ATTORNEYS AT LAW
402 BELMONT AVENUE
P. O. BOX 425
SHELBYVILLE, TENNESSEE 37160

WARRANTY DEED BOOK 8570 PAGE 311

FOR AND IN CONSIDERATION of the sum of FIFTY-TWO THOUSAND ($52,000.00) DOLLARS, cash in hand paid into the escrow account of THOMAS E. WATTS, JR., Administrator with the will annexed of the Estate of Frances Cleveland, deceased, the net proceeds after the costs and expenses of this sale to be ultimately distributed in accordance with the agreement of the specific and residual beneficiary under the will of said decedent, the Bethsalem Presbyterian Church of Wartrace, Tennessee, and the claimant against the estate, Jane Gorden, the receipt of which is hereby acknowledged, we, FINIS E. GENTRY and JAMES H. CORTNER, JR., who constitute the entire membership of both the Session of Elders and the Board of Trustees of the BETHSALEM PRESBYTERIAN CHURCH OF WARTRACE, TENNESSEE, and being duly authorized by said two governing bodies and by the congregation of said church, have this day bargained and sold and by these presents do grant, sell, transfer and convey unto **MICHAEL L. WARD**, an unmarried man, his heirs and assigns, the following described tract or parcel of real estate, lying and being in Davidson County, Tennessee, being more particularly bounded and described as follows, to-wit:

> Being lot numbered "one hundred fifty-eight (158)" on the Belmont Land Company's Plan recorded in Book 421, page 34 of the Register's Office for Davidson County, Tennessee. Said Lot No. 158 being at a point on the north side of Linden Avenue at the common corner of Lots Nos. 159 and 158 and runs thence northwardly with the east line of said Lot No. 159, 175 feet to an alley; thence eastwardly with said alley 18 feet, more or less, to another alley; thence southwardly with the west margin of the last named alley 200 feet, more or less, to the north side of Linden Avenue; thence westwardly with the north margin of Linden Avenue 132.9 feet to the point of beginning.
>
> The source of the title of the Bethsalem Presbyterian Church of Wartrace is the will of Frances Cleveland, which is probated and recorded in Will Book 167, Page 011, Metropolitan Nashville and Davidson County courthouse. Under the terms of said will said property is devised to the said Bethsalem Presbyterian Church of Wartrace, subject to the acceptance by said church, and said church has accepted said gift.

TO HAVE AND TO HOLD the above described tract or parcel of real estate, together with all improvements located thereon and all appurtenances thereunto belonging, unto the said **MICHAEL L. WARD**, his heirs and assigns, forever, in fee simple.

WE COVENANT as TRUSTEES of the BETHSALEM PRESBYTERIAN CHURCH OF WARTRACE, TENNESSEE, and not individually, that as such Trustees we are lawfully seized and possessed of the above described real estate, that we are duly authorized and have a good and lawful right to sell and convey the same, and that said church's title to same is free and unencumbered, except for the claim of Jane Gorden against the estate of Frances Cleveland and said claimant has agreed to this sale and the escrow of the net purchase money.

WE FURTHER COVENANT and bind ourselves, as TRUSTEES of the BETHSALEM PRESBYTERIAN CHURCH OF WARTRACE, TENNESSEE, and not as individuals, and our successors in said office, to forever warrant and defend the title to the above described tract or parcel of real estate unto the said **MICHAEL L. WARD**, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS OUR SIGNATURES of the TRUSTEES of the BETHSALEM PRESBYTERIAN CHURCH OF WARTRACE, TENNESSEE, this 25th day of February, 1992.

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TRUSTEES OF THE BETHSALEM PRESBYTERIAN CHURCH OF WARTRACE, TENNESSEE

Finis E. Gentry

FINIS E. GENTRY, TRUSTEE

James H Cortner, Jr.

JAMES H. CORTNER, JR., TRUSTEE

I, THOMAS E. WATTS, JR., Administrator with the will annexed of the Estate of Frances Cleveland, deceased, join in this conveyance for the purpose of conveying by quit-claim any and all right, title and interest in said property, if any, vested in the Estate of Frances Cleveland and which I may convey as Administrator with the will annexed of said estate, to the said **MICHAEL L. WARD**, his heirs and assigns; and for no other purpose.

WITNESS my hand, this 28th day of February, 1992.

Thomas E. Watts

THOMAS E. WATTS, JR., Administrator with the will annexed of the Estate of Frances Cleveland

STATE OF TENNESSEE)
:
COUNTY OF BEDFORD)

Personally appeared before me, the undersigned Notary Public at Large in and for the State of Tennessee, FINIS E. GENTRY and JAMES H. CORTNER, JR., with whom I am personally acquainted and who proved to me upon the basis of satisfactory evidence under oath that they constitute the entire Board of Trustees of the Bethsalem Presbyterian Church of Wartrace, Tennessee, the within named bargainor, and that they, being duly authorized to so do, acknowledged that they executed the foregoing deed instrument for the purposes therein contained.

WITNESS my hand and official seal this 25th day of February, 1992.

William S. Russell

WILLIAM S. RUSSELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: 4-10-92

STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, the within named THOMAS E. WATTS, JR., who under oath, proved to me upon satisfactory evidence that he is the duly named and functioning Administrator with the will annexed of the Estate of Frances Cleveland, deceased; and he acknowledged that as such, being duly authorized to so do, he executed the foregoing quit-claim deed instrument for the purposes therein contained.

WITNESS my hand and official seal this 28th day of February, 1992.

Isabel Diana Davalos
NOTARY PUBLIC

My Commission Expires: May 20, 1992

New Owner +
SEND TAX STATEMENT TO:

Michael L. Ward
1702 Linden Avenue
Nashville, TN 37212

MAP / PARCEL
104-16 154

BOOK 8570 PAGE 313

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $52,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 28th day of February, 1992.

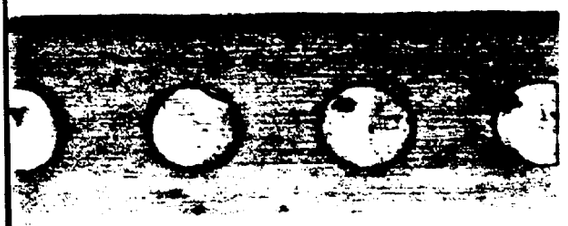
Notary Public
My Commission Expires 11/27/93

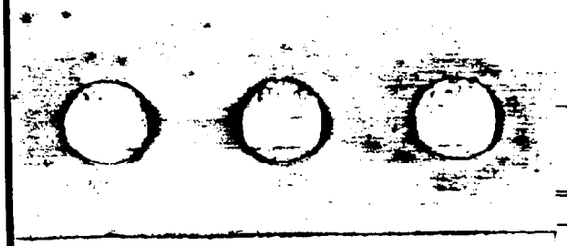
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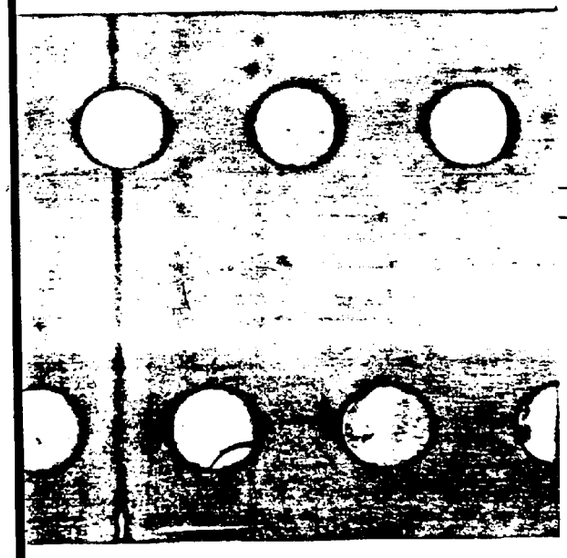
IDENTIFICATION REFERENCE

MAR 9 3 20 PM '92

DAVIDSON COUNTY, TN







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

RECEIVED OF _____

FOR _____

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CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 52000.00
CON TX 192.40
PRFEE 1.00
WDEED 9.00
TOTAL 202.40
CHECK 202.40

03/09/92 01 15:27 0001 4745

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90902

IDENTIFICATION REFERENCE

MAR 9 3 28 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 509212