Mail

This instrument prepared by:
Douglas S. Hale
HALE & HALE, ATTORNEYS
312 First Tennessee Bank Building
Franklin, Tennessee 37064

BOOK 8971 PAGE 669

NEW OWNER:
Thirteenth Episcopal District
of The African Methodist
Episcopal Church
500 Eighth Avenue South
Nashville, TN 37203

SEND TAX BILL TO:
SAME

MAP & PARCEL:
Map 171-08-0-A
Parcel 032.00 CO
Field Book No.
06D 77403

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $196,000.00.

Vernon R. Byrd
AFFIANT

Sworn to and subscribed before me this
2nd day of June, 1993.

NOTARY PUBLIC

My Commission Expires: 7/27/94

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, RUBY J. ROSS, an unmarried person, hereinafter called the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the THIRTEENTH EPISCOPAL DISTRICT OF THE AFRICAN METHODIST EPISCOPAL CHURCH, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Cottonport Plantation, Phase I, of record in Book 6900, Pages 529 and 530, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ruby J. Ross, unmarried, by deed from Radnor Homes, Inc., of record in Book 8134, page 23, Register's Office for Davidson County, Tennessee.

NOTE: The legal description set forth above is the same property as contained in Grantor's previous deed of record.

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, its successors and assigns, forever;

AND I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1993 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map 171-08-0-A, Parcel 032.00.

2. All matters appearing on the Plan of Cottonport Plantation, Phase I, as of record in Book 6900, pages 529 & 530, Register's Office for Davidson County, Tennessee.

3. Declarations of covenants, conditions and restrictions of record in Book 7637, page 925, Register's Office for Davidson County, Tennessee.

4. Restrictions contained in instruments of record in Book 7430, page 784, amended in Book 7565, page 57, amended in Book 7824, page 254, and amended in Book 8313, page 932, Register's Office for Davidson County, Tennessee.

5. Storm water detention agreement of record in Book 7350, page 137, Register's Office for Davidson County, Tennessee.

6. Corporation Charter (Nonprofit) of Cottonport Plantation Homeowners Association, Inc. of record in Book 7621, page 600, Register's Office for Davidson County, Tennessee.

7. The mortgage loan inspection dated May 21, 1990, by John Kohl & Company, P.C., shows an encroachment of the concrete driveway onto the 10 foot public utility easement.

AND I DO FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

This is improved property known as 1012 Beech Tree Lane, Brentwood, Tennessee 37027.

WITNESS, my hand this 2nd day of June, 1993, in Franklin, Tennessee.

Ruby J. Ross

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruby J. Ross, the bargainor, 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 purpose therein contained.

WITNESS my hand and seal, this 2nd day of June, 1993.

Notary Public

My Commission Expires: 3/27/94

DOUGLAS S. HALE NOTARY PUBLIC STATE OF TENNESSEE LAW

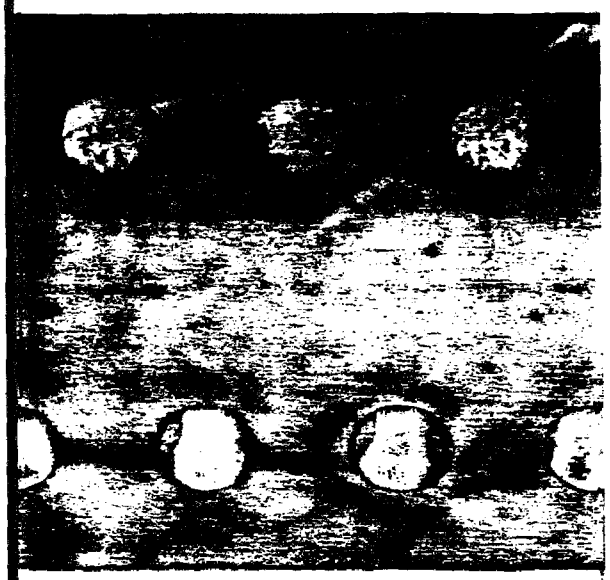
2.6.8 4.9

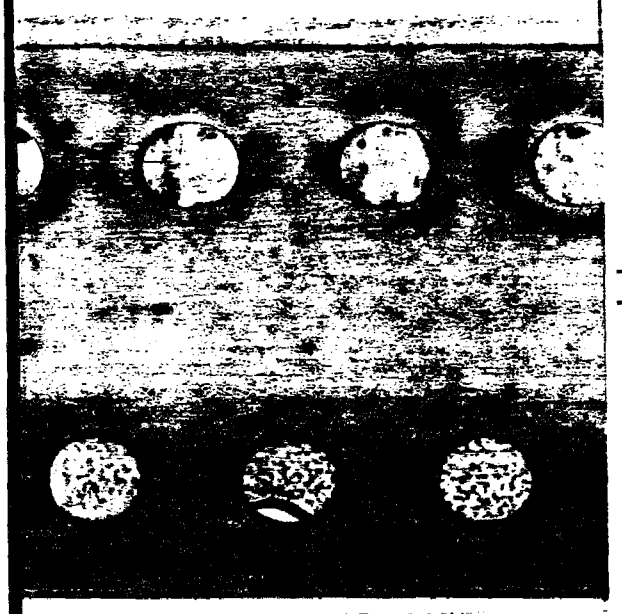
IDENTIFICATION REFERENCE

JUN 4 12 40 PM '93

CLIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3717 06/04 0101 03CHECK 738.20





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

RECEIVED OF _____

FOR _____

BOOK 8971 PAGE 672

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	
				196000.00
			CON TX	725.20
			PRFEE	1.00
			WDEED	12.00
			TOTAL	738.20
			CHECK	738.20
06/04/93	01		12:49 0001	3717

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 6 8 4 9

IDENTIFICATION REFERENCE

JUN 4 12 49 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 659052