BOOK 9044 PAGE 479

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $8,550.00.

Affiant

Subscribed and sworn to before me, this 24 day of June, 1993.

Notary Public

My Commission Expires: May 25, 1996

Box 44

This instrument prepared by:
Wesley D. Turner
Gullett, Sanford, Robinson & Martin
P. O. Box 198888
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-8888

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Trustees of the First Baptist Church of Goodlettsville 613 Main Street Goodlettsville, TN 37072	Exempt	Part of Map 25-08 Parcel 51

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RIVERGATE APARTMENTS**, a Tennessee partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TRUSTEES OF THE FIRST BAPTIST CHURCH OF GOODLETTSVILLE**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the 10th Civil District of Davidson County, Tennessee, within the corporate limits of Goodlettsville, Tennessee and described according to a survey dated June 10, 1992 made by A & A Engineers, Inc., Howard W. Anderson, Surveyor, Tennessee License No. 527, 504 East Iris Drive, Nashville, Tennessee 37204, as follows:

Commencing at an iron pin in the western right-of-way margin of Dickerson Pike, the northeast corner of the First Baptist Church property and the southeast corner of the Roy M. Upton, Jr., property as of record in Book 4606, page 653, Register's Office for Davidson County, Tennessee; thence leaving said right-of-way N 77° 07′ 24″ W 277.54 feet to an iron pin, the point of beginning; thence N 22° 56′ 35″ E 40.06 feet to an iron pin; thence N 82° 33′ 19″ W 153.05 feet to an iron pin; thence S 75° 25′ 14″ W 62.44 feet to an iron pin; thence S 78° 13′ 03″ E 200.81 feet to the point of beginning, said tract containing 5,738 square feet, more or less.

Being part of the same property conveyed to Rivergate Apartments, a Tennessee partnership, by deed from James R. Kelly, Substitute Trustee, of record in Book 8371, page 486, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1993 taxes, a lien not yet due and payable which shall be paid by Grantor.

2. Easement for sanitary sewer of record in Book 4363, pages 137 and 139, Register's Office for said County.

3. Easement to Madison Suburban Utility of record in Book 8316, page 445, Register's Office for said County.

This is unimproved property which is a portion of the property having a street address of 108 Harris Street, Goodlettsville, Tennessee.

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 it does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and assigns, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 2nd day of June, 1993.

RIVERGATE APARTMENTS,
a Tennessee partnership

By: _____
B. F. Byrd, Partner

By: Estate of Daniel M. Van Sant, Partner

By: _____
Daniel Michael Van Sant, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **B. F. BYRD** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7 day of June, 1993.

Jennifer VanCarroll
Notary Public

My Commission Expires: My Commission Expires MAY 25, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DANIEL MICHAEL VAN SANT** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Executor for the Estate of Daniel M. Van Sant, Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of June, 1993.

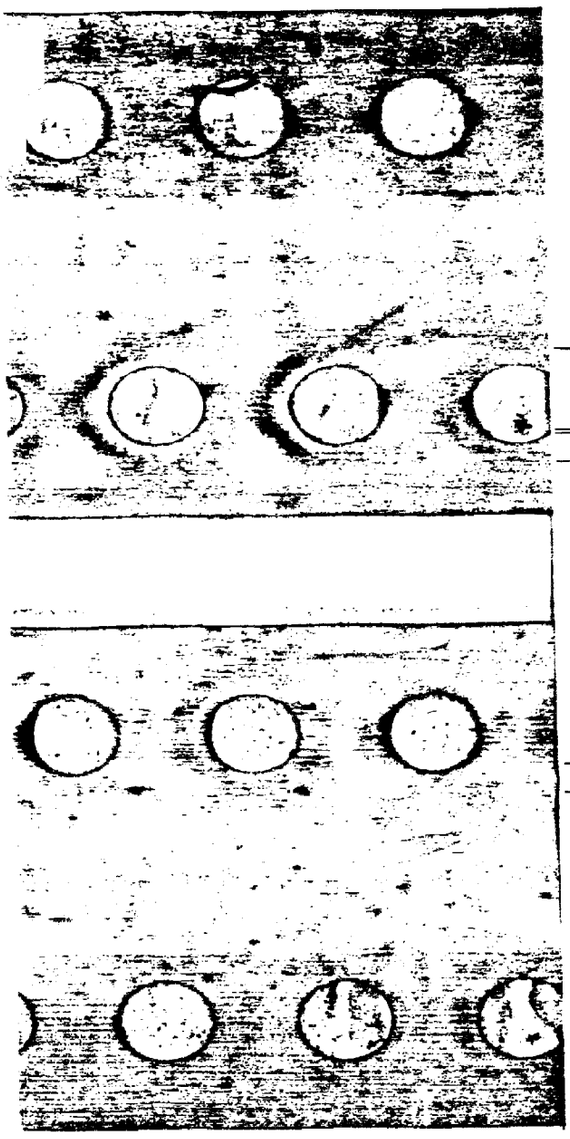
Jennifer VanCarroll
Notary Public

My Commission Expires: My Commission Expires MAY 25, 1996

51053
IDENTIF. & REFERENCE

93 AUG 11 AM 11:51
FELIX E. JOHNSON II REGISTER
DAVIDSON COUNTY, TN.

8678 08/11 0101 03CHECK 44.45



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

RECEIVED OF _____

FOR _____

BOOK 9044 PAGE 482

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 8550.00
CON TX 31.45
PRFEE 1.00
WDEED 12.00
TOTAL 44.45
CHECK 44.45

08/11/93 01 11:52 0001 8678

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51053
IDENTIF. # REFERENCE

93 AUG 11 AM 11:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 685036