61943

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC.,
405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

93 SEP 13 AM 8:43 03CHECK 346.00

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

SPECIAL WARRANTY DEED

BOOK 9077 PAGE 691

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCELS:
RACHEL PHILLIPS-BARNES 2512 GARDNER LANE NASHVILLE, TN 37207	COMMUNITY MORTGAGE CORPORATION 6389 QUAIL HOLLOW MEMPHIS, TN 38120	MAP 59-16 PARCEL 7.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, We the beneficiaries under the Last Will and Testament of THELMA HAWKINS ARMSTEAD, being ST. PIUS X CHURCH, NASHVILLE, TENNESSEE, SAINT MARY PRIMITIVE BAPTIST CHURCH, TALLAHASSEE, FLORIDA AND FIRST BAPTIST CHURCH, HAMPTON, VIRGINIA, hereinafter referred to as GRANTORS, have bargained and sold and by these presents do hereby transfer and convey unto RACHEL PHILLIPS-BARNES, hereinafter referred to as GRANTEE, her heirs, successors, and assigns, all of our right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 66 on the Map of Haynes Heights, Section II, as of record in Book 2331, pages 58 and 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Robert S. Armstead and wife, Thelma H. Armstead, by deed from Walter Young and wife, Era G. Young, of record in Book 2965, page 555, Register's Office for Davidson County, Tennessee. Robert S. Armstead having since died on August 31, 1988, survived by his wife, Thelma H. Armstead. Thelma H. Armstead, one and the same person as Thelma Hawkins Armstead, having since died on November 18, 1991, leaving a Last Will with Codicil thereto dated August 16, 1984, and December 11, 1984, respectively. The Last Will of Thelma Hawkins Armstead having been admitted to probate in the Probate Court for Davidson County, Tennessee, No. 98509, leaving the aforedescribed property to the following beneficiaries: Fifty percent of St. Piux Church, Nashville, Tennessee; Twenty Five percent to St. Mary's Baptist Church, Tallahassee, Florida; Twenty Five percent to First Baptist Church, Hampton, Virginia. Edward U. Kmiec, Bishop, Roman Catholic Diocese of Nashville and his successors in office, for and on behalf of St. Piux Church, one and the same entity as St. Pius X Church, being duly authorized to convey the interest of said Church. Paul Roberts, Jr., having been named by the Board of Trustees for St. Mary's Baptist Church, Tallahassee, Florida, being one and the same entity as Saint Mary Primitive Baptist Church, Tallahassee, Florida, to convey the aforedescribed real property for and on behalf of said Church, said Paul Roberts, Jr. having since named Charles F. Brown, Jr., as his attorney-in-fact to effectuate this conveyance, said power of attorney being recorded immediately prior hereto. First Baptist Church, Hampton, Virginia, having duly named John H. Coleman, Jr. to effectuate this coveyance for and on behalf of said entity, John H. Coleman, Jr. having since named Charles F. Brown, Jr., as his attorney-in-fact to effectuate said conveyance, the same being recorded immediately prior hereto.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belong or in anywise appertaining to the GRANTEE, her successors, heirs and assigns, forever.

GRANTORS further covenant and bind itselves, its successors, heirs and assigns, to warrant and forever defend the title to said real estate to the GRANTEE, her successors, heirs and assigns, against the lawful claims of all persons claiming the same by, through, or under a written instrument executed by said GRANTORS or as the result of an affirmative act of the GRANTORS, but not further or otherwise.

IN WITNESS WHEREOF, GRANTORS have caused its duly authorized agents to execute this Special Warranty Deed on the 7th day of September, 1993.

ST. PIUS X CHURCH, NASHVILLE, TENNESSEE

BY: Edward U. Kmiec
EDWARD U. KMIEC, BISHOP, ROMAN CATHOLIC DIOCESE OF NASHVILLE

SAINT MARY PRIMITIVE BAPTIST CHURCH, TALLAHASSEE, FLORIDA

BY: Paul Roberts Jr
PAUL ROBERTS, JR., CHAIRMAN AND AGENT FOR THE BOARD OF TRUSTEES

BY: Charles F. Brown Jr
CHARLES F. BROWN, JR., ATTORNEY IN FACT

FIRST BAPTIST CHURCH, HAMPTON, VIRGINIA

BY: John H. Coleman Jr
JOHN H. COLEMAN, JR., CHAIRMAN AND AGENT FOR THE BOARD OF TRUSTEES

BY: Charles F. Brown Jr
CHARLES F. BROWN, JR., ATTORNEY IN FACT

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD U. KMIEC, BISHOP OF ROMAN CATHOLIC DIOCESE OF NASHVILLE, the within named bargainor, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of September, 1993.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5-18-95

(AFFIX SEAL)

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, CHARLES F. BROWN, JR., with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for PAUL ROBERTS, JR., and is authorized by PAUL ROBERTS, JR. to execute this instrument on his behalf.

Witness my hand and official this 7th day of September, 1993.

NOTARY PUBLIC

My commission expires: 8-4-96 (AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, CHARLES F. BROWN, JR., with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for JOHN H. COLEMAN, JR., and is authorized by JOHN H. COLEMAN, JR., to execute this instrument on his behalf.

Witness my hand on this the 7th day of September, 1993.

NOTARY PUBLIC

My commission expires: 8-4-96 (NOTARY PUBLIC)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual monetary consideration for this transfer is $90,000.00.

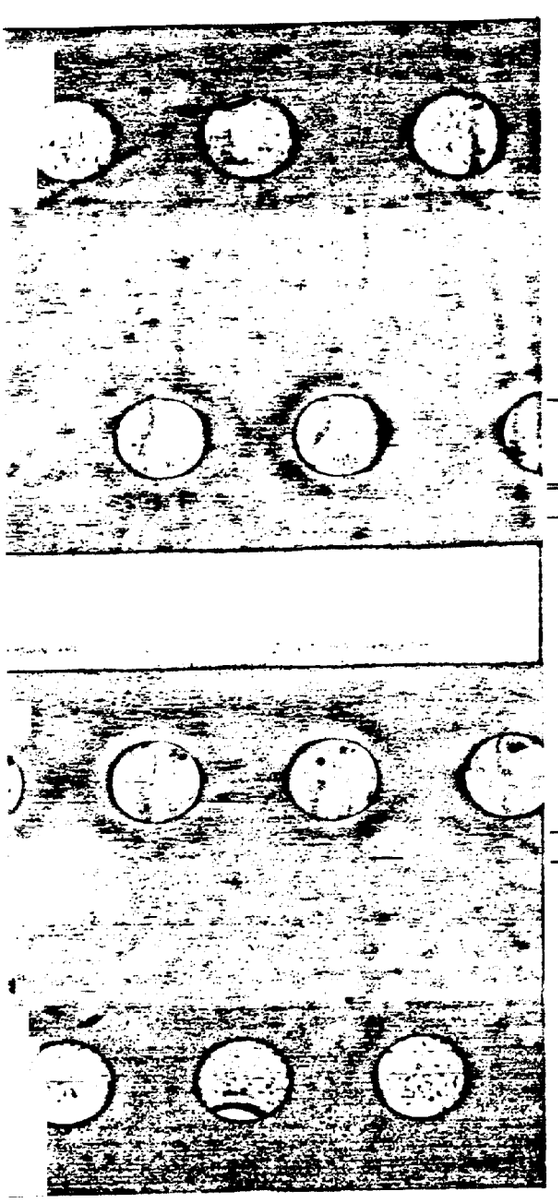
Rachel Phillips-Baines
AFFIANT

Subscribed and sworn to before me this 7th day of Sept., 1993.

NOTARY PUBLIC

My Commission Expires: 8-4-96

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



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

RECEIVED OF _____

FOR _____

BOOK 9077 PAGE 694

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 90000.00
				CON TX 333.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 346.00
				CHECK 346.00
09/13/93	01			08:42 0001 4300

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61943 IDENTIF. ← REFERENCE

93 SEP 13 AM 8:43

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 696738