This Form furnished by: JONES & ROGERS, ATTORNEYS AT LAW

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89631

IDENTIF. → REFERENCE

93 NOV 24 PM 3:07

DAVIDSON COUNTY, TN.

FROM:
KENTUCKY-TENNESSEE CONFERENCE
ASSOCIATION OF SEVENTH-DAY
ADVENTISTS, INC.

TO:
MELVIN L. and Wife, MARIE
E. CHRISTIAN

WARRANTY DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Melvin L. Christian 1631 Valley View Court Goodlettsville, TN 37072	Melvin L. Christian 1631 Valley View Court Goodlettsville, TN 37072	Map Nº 52-07 Parcel Nº 99

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: $ 45,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 1993.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/25/97.

INSTRUMENT PREPARED BY:

HELEN S. ROGERS
ATTORNEY AT LAW
JONES & ROGERS
Suite 1550
Third National Bank Bld.
201 Fourth Avenue, North
Nashville, TN 37219

(615) 256-5144

2656 11/24 0101 03CHECK 179.50

For and in consideration of the sum of Forty-Five Thousand and No/100 ($45,000.00) Dollars, cash in hand paid by the hereinafternamed Grantee's, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, the **KENTUCKY-TENNESSEE CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS, INC.**, a Tennessee Non-Profit Religious Corporation, hereinafter called the Grantor's, have bargained and sold, and by these presents do transfer and convey into **MELVIN L. and Wife, MARIE E. CHRISTIAN**, hereinafter called the Grantee's, their heirs and assigns, a certain tract or parcel of land in located in the Eleventh (11th) Civil District of Davidson County, State of Tennessee, said parcel more described as follows:

A certain parcel of tract of land located in the Eleventh (11th) Civil District of Davidson County, Tennessee, said parcel being more particularly described as follows:

BEGINNING at an iron pin, said pin being in the Northwesterly margin of Sanitarium Road;

THENCE, with said margin of Sanitarium Road, along a circle to the right with a central angle of 19° 21' 21", and a radius of 710.37', a distance of 239.98' to an iron pin;

THENCE, leaving said margin of Sanitarium Road, North 34° 35' 21" West, 150.00' to an iron pin;

THENCE, South 48° 17' 53" West, 279.21' to an iron pin;

THENCE, South 50° 18' 12" East, 146.00' to the point of beginning, containing 0.8346 acres, (36,354 Square Feet).

Being a portion of the property connected to the Kentucky-Tennessee Conference Association of Seventh-Day Adventists, Inc., of Record in Deed Book Nº 7231, Page Nº 239, of the Register's Office in Davidson County, Tennessee.

This is improved property, known as:

105 Sanitarium Road, Madison, Tennessee 37115

The Grantee's covenants that the said property will not be sold without first being offered back to Grantor, the Kentucky-Tennessee Conference Association of Seventh-Day Adventists, Inc., a Tennessee Non-Profit Corporation, at a price equal to the average of two (2) certified appraisals, on paid for and procured by the current owner and one paid for and procured by the Grantor of the property and Grantor shall have thirty (30) days after the current owner has received a bona fide written offer to purchase the property to repurchase the property on the above terms. This covenant shall be one that runs with the land and shall bind all future purchasers.

Grantee's further covenant to maintain said real property in good order and clean condition and upon grantee's failure to do so the Grantor, Kentucky-Tennessee Conference Association of Seventh-Day Adventists, Inc., may make such necessary improvements so that the property shall be well maintained and any costs incurred by Grantor to enforce this covenant shall be liens against said real property and chargeable to the owner.

To **HAVE AND TO HOLD** the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the said Grantee's, their heirs and assigns, forever; and we do covenant with the said Grantee's that we convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and defend the title to the said land to the said Grantee's, their heirs and assigns, against the lawful claims of all persons whosoever, Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESSED my hand this the 22nd day of November, 1993.

DOUG HILLIARD, Treasurer
Kentucky-Tennessee Conference
Association Seventh-Day Adventists,
Inc.

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

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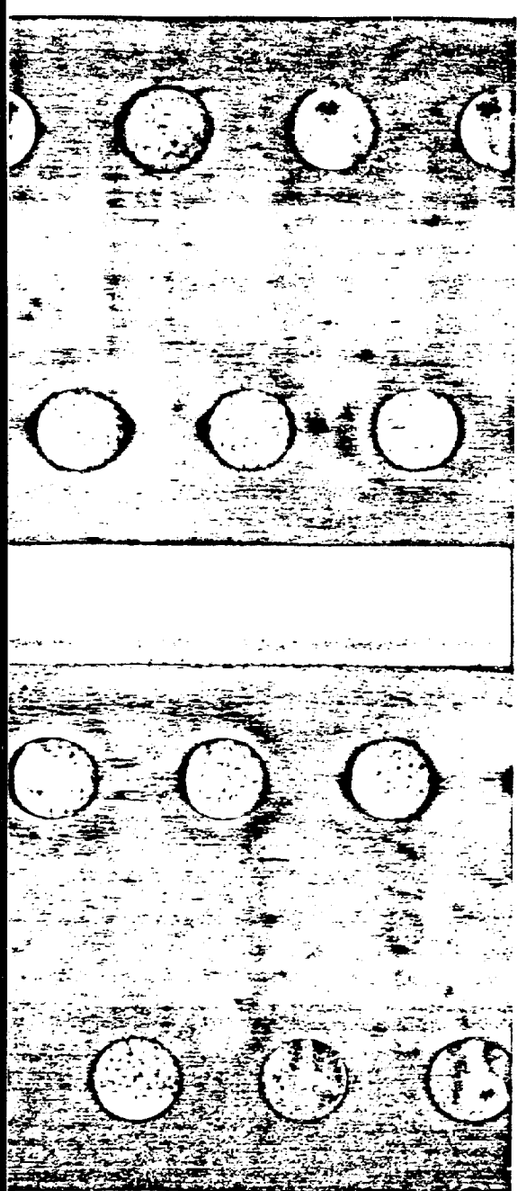
Personally appeared before me, Patricia D. Hutchison, a Notary Public in and for the said County and State, the within named **DOUG HILLARD, TREASURER, OF THE KENTUCKY-TENNESSEE CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS, INC.**, a Tennessee Non-Profit Religious Corporation, the bargainors, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes of therein contained.

WITNESS my hand at Nashville, Davidson County, Tennessee, this the 22nd day of November, 1993.

Patricia D. Hutchison
NOTARY PUBLIC

PATRICIA D. HUTCHISON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1/25/97
DATE



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 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 12.00
TOTAL 179.50
CHECK 179.50

11/24/93 01 15:07 0001 2656

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89631
IDENTIF. ↑ REFERENCE

93 NOV 24 PM 3:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 726376