BOOK 9545 PG 105

Mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

GREATER VIEW PRIMITIVE BAPTIST
CHURCH, A TENNESSEE NOT-FOR-PROFIT CORP.
2117 BUENA VISTA PIKE,
NASHVILLE, TN 37218

MAP/PARCEL NUMBER:

MAP 070-13, PARCEL 15

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $60,000.00.

Norma P. Hatch 1994.
AFFIANT
Subscribed and sworn to me,
this the 12 day of
DECEMBER, 1994.

Denise C. Allen
Notary Public
My commission expires: 5-11-96

94 DEC 14 AM 9:43
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

17041
IDENTIF. ↑ REFERENCE

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, RUTELIA FLATT, A WIDOW, CLAIRE FLATT, A WIDOW, AND WESLEY FLATT AND WIFE, CHRISTINE FLATT, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said GREATER VIEW PRIMITIVE BAPTIST CHURCH, A TENNESSEE NOT-FOR-PROFIT CORPORATION, hereinafter referred to as GRANTEE, ITS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 2117 BUENA VISTA PIKE, NASHVILLE, TN 37218.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, ITS successors and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, ITS successors and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 12 day of DECEMBER, 1994.

Rutelia Flatt
RUTELIA FLATT

Claire Flatt
CLAIRE FLATT

Wesley C Flatt
WESLEY FLATT

Christine Flatt
CHRISTINE FLATT

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUTELIA FLATT, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 12 day of DECEMBER, 1994.

Denise C. [illegible]
notary public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-11-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAIRE FLATT, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 12 day of DECEMBER, 1994.

Denise C. [illegible]
notary public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-11-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WESLEY FLATT AND WIFE, CHRISTINE FLATT, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 12 day of DECEMBER, 1994.

Denise C. [illegible]
notary public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-11-96

EXHIBIT 'A'



Being in the 13th, formerly the 23rd, Civil District of said County, and bounded and described as follows:

Beginning at a point in the center of Hamilton Road 682.2 feet northeast of the intersection of said Hamilton Road and Hydes Ferry Pike; thence with the center of said Hamilton Road north 33-1/4 degrees east 442 feet to an iron pin; thence leaving said Road and running north 57-1/4 deg. west 617-1/2 feet to a stake; thence south 33-1/4 deg. west 446 feet to a point 10 feet east of Bond's line; and running thence south 41-1/2 deg. east, parallel with Bond's line, 340 feet to a point, being the southwest corner of a small tract conveyed to J.E. Andrews by deed of record in Book 898, page 102, Register's Office for said County; thence northeasterly with said Andrews' west line 95 feet to a point; thence southeasterly with said Andrews' north line 300 feet to the point of beginning.

Being the same property conveyed to R.G. Flatt and wife, Rutelia Flatt, and A.H. Flatt and wife, Claire Flatt, by Warranty Deed from Joe Walkup and wife, Mollie D. Walkup, of record in Book 1169, page 164, Register's Office for Davidson County, Tennessee, as corrected in Deed of record in Book 1538, page 155, said Register's Office. By Deed of record in Book 3676, page 57, Register's Office for Davidson County, Tennessee, R.G. Flatt and wife, Rutelia Flatt, and A.H. Flatt and wife, Claire Flatt, conveyed an undivided one-third interest in the remaining portion of said above-described property. The said R.G. Flatt and A.H. Flatt having since died, their respective one-third undivided interests in and to said property vest by operation of law in their widows, Rutelia Flatt and Claire Flatt, respectively.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THE HEREIN CONVEYANCE ARE THE FOLLOWING TRACTS OF LAND:

TRACT 1: Land in the 13th Civil District of Davidson County, Tennessee, being the one-half interest of A.H. Flatt and wife, Claire Flatt, in and to land as hereinafter described:

Beginning on the westerly margin of the Buena Vista Pike, formerly the Hamilton Road at a point 1126.2 feet Northeasterly from the center line of the Clarksville Pike or Highway No. 112 in said District and said Buena Vista Pike, the same being the Northeasterly corner of the land being described and conveyed; thence North 57-1/2 deg. West 617-1/2 feet, more or less, to the westerly boundary line of this property; athence South 33-1/4 deg. west 110-2/3 feet to a point; thence easterly 617-1/2 feet, more or less, to a little mock orange tree, in or near the westerly margin of said Buena Vista Pike, formerly Hamilton Road; thence with the same Northeasterly 110-2/3 feet more or less to the place of beginning.

Being the same property conveyed to R.G. Flatt land wife, Rutelia Flatt, by Warranty Deed from A.H. Flatt and wife, Claire Flatt, of record in Book 1874, page 507, Register's Office for Davidson County, Tennessee.

TRACT 2: Land in the 13th Civil District of Davidson County, Tennessee, being the one-half interest of R.G. Flatt and wife, Rutelia Flatt, in and to the land as hereinafter described:

Beginning on the westerly margin of Buena Vista Pike, formerly the Hamilton Road at a little mock orange tree, the same being the south-east corner of the Lot conveyed to R.G. Flatt and wife by deed of record in Book 1784, page 507, Register's Office for Davidson County, Tennessee; thence with their south-westerly line which is given 57-1/2 deg. West 617-1/2 feet, more or less to the westerly boundary line of the property herein described and conveyed; thence south 33-1/4 deg. west 110-2/3 feet, more or less to a point in the Westerly boundary line of this property; thence easterly 617-1/2 feet, more or less to the said westerly margin of Buena Vista Pike, or Hamilton Road; thence with the same and North-easterly 110-2/3 feet to the place of beginning.

Being the same property conveyed to A.H. Flatt and wife, Claire Flatt, by Warranty Deed from R.G. Flatt and wife, Rutelia Flatt, of record in Book 2088, page 495, Register's Office for Davidson County, Tennessee.

TRACT 3: Land in the 13th Civil District of Davidson County, Tennessee, and described as follows:

Beginning on the westerly margin of Buena Vista Pike, formerly the Hamilton Road, the same being the Southeasterly corner of the land being described and conveyed herein, and which is also the Southwesterly corner of the land conveyed to A.H. Flatt and wife, Claire Flatt, by deed of record in Book 2088, page 495,

RECORDING MEMO
THIS DOCUMENT WAS PRESENTED AND ACCEPTED FOR

Register's Office for Davidson County, Tennessee; thence leaving said Buena Vista Pike or Hamilton Road, in a Northwesterly direction but running with the dividing line between the said A.H. Flatt and wife' property and the lot that being described and conveyed herein 617-1/2 feet, more or less, to the boundary line in the rear of this property; thence with the boundary line and westerly 110-2/3 feet to a point; thence Southerly 617-1/2 feet, more or less, to a point in the westerly side of said Buena Pike or Hamilton Road; thence with same and Northeasterly 110-2/3 feet to place of beginning.

Being the same property conveyed to Wesley Flatt and wife, Christine Flatt, by Warranty Deed from R.G. Flatt and wife, Rutelia Flatt, and A.H. Flatt and wife, CLaire Flatt, of record in Book 2244, page 325, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

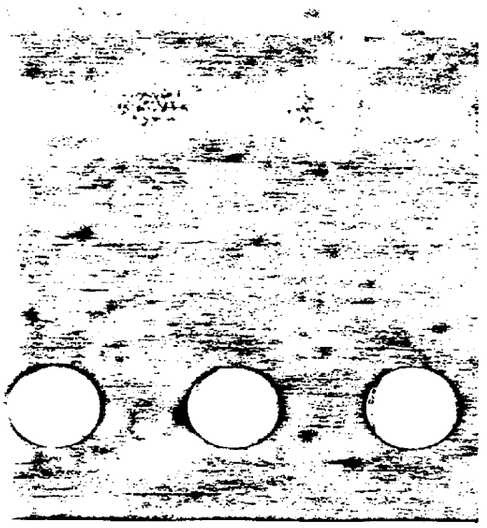
1. Real property taxes for 1995 and all future years.

2. Easement for sanitary sewers and drainage, of record in Book 3956, page 915, and Book 8155, page 916, said Register's Office.

3. Unrecorded easements for roads and utilities, if any.

2879 12/14 0101 03CHECK 239.00

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



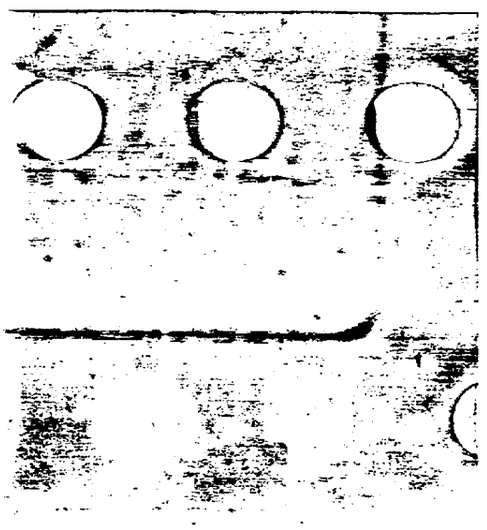
**RECEIVED OF** _____

**FOR** _____

BOOK 9545PG109

| | | |
|---|---|---|
| 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 60000.00
CON TX 222.00
~~PRFEE 1.00~~
~~MTEED 16.00~~
TOTAL 239.00
CHECK 239.00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

12/14/94 01 09:44 0001 2879

17041
IDENTIF. ↑ REFERENCE

94 DEC 14 AM 9:43
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 862839