58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 95

Notary Public

My Commission Expires Nov. 22, 1997

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick St., Suite 1100, Nashville, TN 372[illegible]

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D & P Properties, Inc. (NAME)	D & P Properties, Inc. (NAME)	MAP 118-1
2506 12th Avenue South (ADDRESS)	104 Glendower Court (ADDRESS)	PARCELS 111 & 112
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37204-4154 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Christ Presbyterian Church Urban Ministry, a Tennessee non-profit corp. a/k/a Christ Presbyterian Church, Incoporated, a Tennessee non-profit corp.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO D & P Properties, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lots Nos. 1 and 2 on the Plan of a Resubdivision of Lots 58-59 and the westerly 5 feet of Lot No. 57 of Montrose Place, as of record in Book 3842, page 12, Register's Office for Daivdson County, Tennessee.

Beginning at a concrete monument in the north margin of Gilmore Avenue, being 138.53 feet east of the east margin of Granny White Pike as measured along Gilmore,

Thence N 84 deg. 38' W along the north margin of Gilmore Avenue, 138.53 feet to a point in the east margin of Granny White Pike,

Thence with said Pike, N 11 deg. 32' E 160.81 feet to the south margin of a 15 feet wide alley,

Thence, with said alley, S 84 deg. 41' E, 121.00 feet to a concrete monument,

Thence, S 05 deg. 17' W, 160.00 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION IS A PARCEL SUBJECT TO THE DEDICATED RIGHT-OF-WAY of record in Plat Book 3842, page 12, said Register's Office, said parcel being more particularly described as follows:

Beginning at a concrete monument in the north margin of Gilmore Avenue, said monument being 43.53 feet easterly from the east margin of Granny White Pike.

Thence, N 84 deg. 38' W, 43.53 feet to a point in the east margin of Granny White Pike as presently constructed,

CONTINUED

unimproved ( )
This is improved (X) property, known as 2506 12th Avenue South, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to 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 forever defend the title to the said land to the said GRANTEES, their heirs 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 my hand this 31st day of July, 19 95

Christ Presbyterian Church Urban Ministry, a Tennessee non-profit corp.
By: Charles E. McGowan, President
Charles E. McGowan, Sr., President

LEGAL DESCRIPTION CONTINUATION

Thence, with said Pike, N 11 deg. 32' E, 160.81 feet to a point in the south margin of a 15 feet wide alley,

Thence, with said alley, S 84 deg. 41' E 33.51 feet to a concrete monument,

Thence, with a curve in a southwesterly direction, said curve having a central angle of 83 deg. 46', a radius of 20 feet, a chord of 26.73 feet bearing S 53 deg. 25' W, and a curve length of 29.27 feet to a concrete monument,

Thence, S 11 deg. 32' W, 115.04 feet to a concrete monument, the beginning of a curve to the left,

Thence, with said curve having central angle of 96 deg. 10', a radius of 25 feet, a chord of 37.18 feet, bearing S 36 deg. 33' E, and a curve length of 41.94 feet, to the point of beginning.

Being the same property to Columbia Avenue Partners, a Tennessee general partnership, by deed from Charles Stephen Foster and David Logue Foster of record in Book 7397, page 125, Register's Office for Davidson County, Tennessee. Columbia Avenue Partners Quitclaimed said property to Christ Presbyterian Church Urban Ministry of record in Book 8519, page 357, said Register's Office.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1995 taxes, prorated and assumed by the Grantees the day of closing; all matters as set out on the plan of record in Book 3842, page 12, including the right-of-way for dedicated road; any and all easements located on the property, including the sanitary sewer easement set out in deed of record in Book 8519, page 347, said Register's Office; leases and/or sub-leases not of record; and parties in possession.

B208 08/03 0101 03CHECK 475.50

00855577
IDENTIF. + REFERENCE

95 AUG -3 AM 10:08
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

BOOK 9750 PG 926

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Charles E. McCowan with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President of the Christ Presbyterian Church Urban Ministry the within named bargainor, and corporation, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Charles E. McGowan, Sr. as such President, ~~and acknowledging the same to be the act and deed of said corporation~~.

Witness my hand and official seal at office at _____ on this the 31st day of July 19 95 .

My Commission Expires Nov. 22, 1997

My commission expires _____

Paula M Harris
Notary Public

PAULA M. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

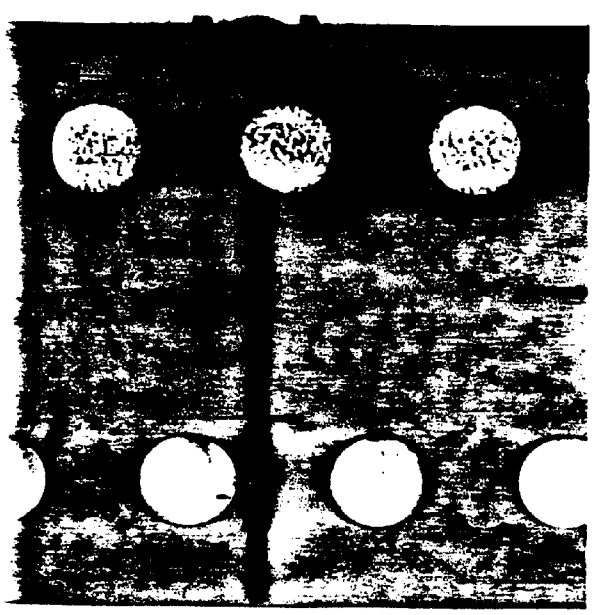
WARRANTY DEED

FROM

TO

RETURN TO:

Combos & Hix, P.C.
315 Deaderick St.
Suite 1100
Nashville, TN 37238



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

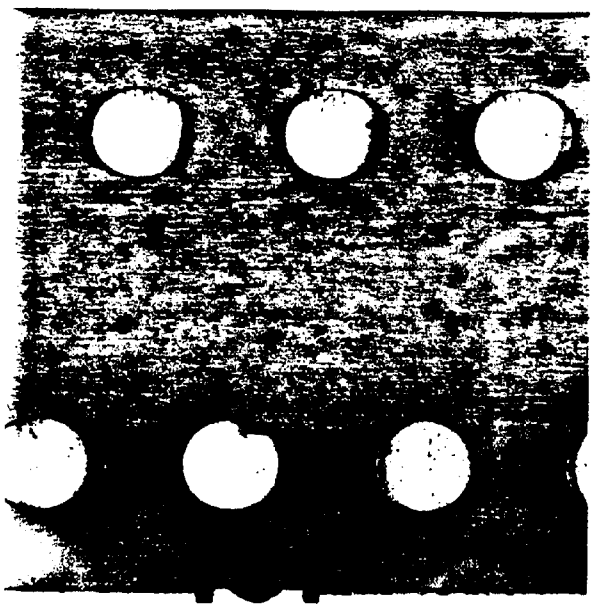
RECEIVED OF _____

FOR _____

BOOK 9750 PG 927

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 125000.00
CON TX 462.50
PRFEE 1.00
WDEED 12.00
BANK 475.50
CHECK 475.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/03/95 01 10:09 0001 8208

0085577
IDENTIF. ↑ REFERENCE

95 AUG -3 AM 10: 08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 937237