53

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES: 3/23/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Popkin (NAME)	c/o Paul McRedmond (NAME)	MAP 118-01
Lot @ 12th Ave. S & Montrose (ADDRESS)	APeO. Box 100902 (ADDRESS)	PARCEL 124
Nashville, TN (CITY) (STATE) (ZIP)	Nashville, TN 37210 (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 n/k/a Christ Presbyterian Church, Incorporated, a Tennessee non-profit corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Popkin

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:

Land in Davidson County, Tennessee, being Lot A on the Revision of Lots 121, 122, and 123 of Montrose Place of record in Book 3842, page 172, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more compelete and accurate description.

Being the same property conveyed to Columbia Partners, a Tennessee general partnership, by deed from Flatt, Sheriff, and Sheriff, a Tennessee general partnership, of record in Book 7806, page 775, Register's Office for Davidson County, Tennessee. FURTHER conveyed to Christ Presbyterian Church Urban Ministry by Quitclaim Deed from Columbia Partners, a Tennessee general partnership, of record in Book 8519, page 355, Register's Office for Davidson County, Tennessee.

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 Grantee(s) the day of closing; all matters as shown on the plan of record in Book 3842, page 172, said Register's Office; any and all restrictive covenants and/or easements.

0108554

IDENTIF. & REFERENCE

OCT -4 AM 11:22

DAVIDSON COUNTY, TN.

This is improved (X) unimproved ( ) property, known as Lot @ 12th Ave. S & Montrose Ave. Nashville, TN
(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 29th day of September, 19 95

Christ Presbyterian Church Urban Ministry
By: Charles E. McGowan, Sr.
Charles E. McGowan, Sr., President

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. McGowan, Sr. ~~and~~ _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President ~~and~~ _____ ~~respectively~~ of the Christ Presbyterian Church, Incorporated the within named bargainor, and corporation, and that he as such President ~~and~~ _____ 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, ~~executing the instrument for the purposes therein contained by signing the name of the corporation by himself as~~ ~~such~~ _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 29th day of September 19 95.

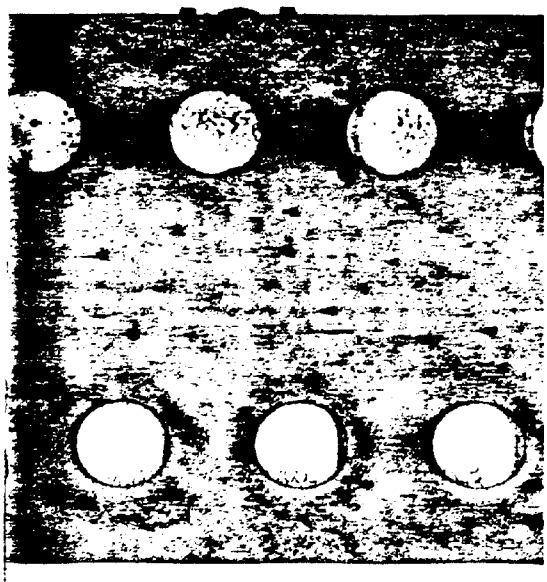
My commission expires 3/23/96

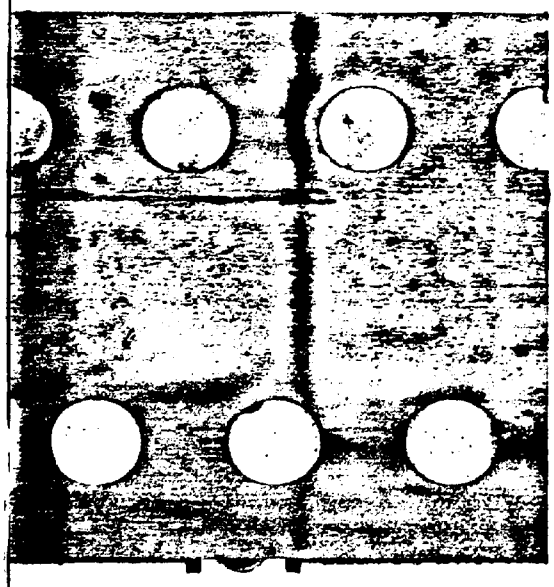
Ann B Wade
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED
FROM
TO
RETURN TO:

RECEIVED FOR RECORD
DEC 01 1995 AT 2:50 PM
260.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9817 PG 884

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	68000.00
CON TX	251.60
PRFEE	1.00
WDEED	8.00
TOTAL	260.60
CHECK	260.60

10/04/95 01 11:24 0001 2877

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0108554
IDENTIF. # REFERENCE

95 OCT -4 AM 11:22

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 961660