Box 44

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (mn) Title No: 37634
Dav. Co. File: Box 8

96 MAY 15 PM 3:35
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
0181961

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Trustees of the First Baptist Church 108 7th Avenue South Nashville, Tennessee 37203	SAME

TAX MAP-PARCEL NUMBERS: 093-10-134 & 093-10-137

BOOK 10050 PG 878

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Martin Mann a/k/a David Mann, Frederick Gillespie Mann a/k/a Fred Mann, Steven Patten Mann a/k/a Steve Mann, Ann Caroline Mann, individually, Ann Caroline Mann, Trustee under the deeds of Susan Buyoe Gillespie and spouse, Delbert Mann ,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Trustees of the First Baptist Church of Nashville,** hereinafter called the **Grantee**, Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:
To Wit:

TRACT I

LAND in Davidson County, Tennessee, being part of Lot No. 18 on the Plan of Southfield, as of record in Book "N", page 459, Register's Office for said County, described as follows:

BEING a tract of land lying in Nashville, Davidson County, Tennessee, and being the property of David M. Mann, et. al. as of record in Deed Book 5434, Page 303, in the Register's Office for Davison County, Tennessee, and being bounded on the north by the south right-of-way line of McGavock Street, on the east by the west right-of-way line of Alley No. 77 , on the south by First Baptist Church, as of record in Deed Book 6478, Page 292, on the west by the east right-of-way line of Seventh Avenue North, and being more particularly described as follows:

BEGINNING at a spike in the north right-of-way line of Seventh Avenue North, at a corner common with the south right-of-way line of McGavock Street;

Thence, with the south right-of-way line of McGavock Street, north 62 degrees, 26 minutes 45 seconds east, 97.20 feet to a spike in the west right-of-way line of Alley No. 77;

Thence, with the west right-of-way line of Alley No. 77, south 27 degrees, 05 minutes, 35 seconds east, 105.00 feet to a spike at a corner common with First Baptist Church;

Thence, with the north line of First Baptist Church, south 62 degrees, 26 minutes, 45 seconds west, 97.20 feet to a spike in the east right-of-way line of Seventh Avenue North;

Thence, with the east right-of-way line of Seventh Avenue North, north 27 degrees, 05 minutes, 35 seconds west, 105.00 feet to the point of beginning.

Containing 10,206 square feet or 0.234 acres, more or less.

BEING the same property conveyed to J. W. Gillespie of record in Book 653, page 740, said Register's Office. J. W. Gillespie died and by will, devised subject property to Susan Buyoe Gillespie, and being part of the property conveyed to Susan Buyoe Gillespie and Ann Caroline Mann of record in Book 2140, page 23, said Register's Office. By deed of record in Book 2703, page 383, said Register's Office Ann Caroline Mann conveyed all of her interest to Susan Buyoe Gillespie. By deeds of record in Book 2996, page 381 and Book 3027, page 583, said Register's Office the said Susan Buyoe Gillespie conveyed all of her interest in subject property to Ann Caroline Mann, Trustee, for the benefit of David Martin Mann, Frederick Gillespie Mann, Barbara Susan Mann and Steven Patten Mann. The above deeds to Ann Caroline Mann, Trustee, directed that subject property would vest each as to a 1/4 interest in David Martin Mann, Frederick Gillespie Mann, Barbara Susan Mann, and Steven Patten Mann upon each of said parties reaching the age of 21 years. By affidavit of Ann Caroline Mann, Trustee, of record in Book 5334, page 677 and corrected in Book 5434, page 303, said Register's Office, the said Trustee certified that the said trust terminated on August 28, 1978, upon the last of the beneficiaries reaching 21 years of age. Barbara Susan Mann, a citizen and resident of the State of California, died in 1976, unmarried and intestate, leaving her parents, Ann Caroline Mann and Delbert mann as her sole heirs-at-law.

Description Reference: The description is the same as that used in survey made by R. Scot Cherry, Registered Land Surveyor, Tennessee No. 1512, dated April 17, 1996..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

TRACT II:

LAND in Davidson County, Tennessee, being part of Lot No. 18 on the Plan of Southfield, as of record in Book "N", page 459, Register's Office for said County, described as follows:

BEING a tract of land lying being in Nashville, Davidson County, Tennessee, and being the property of David, Fred and Stephen Mann, as of record in Deed Book 7777, Page 441, in the Register's Office for Davidson County, Tennessee, and being bounded on the north by the south right-of-way line of McGavock Street, on the east by First Baptist Church, as of record in Deed Book 2883, Page 22, on the south by the north right-of-way line of Alley No. 73, on the west by the east right-of way line of Alley No. 77, and being more particularly described as follows:

BEGINNING at a spike in the east right-of-way line of Alley No. 77 at a corner common with the south right-of-way line of McGavock Street.

Thence, with the south right-of-way line of McGavock Street, north 62 degrees, 26 minutes, 46 seconds east, 53.90 feet to a spike at a corner common with First Baptist Church.

Thence, with the west line of First Baptist Church, south 27 degrees, 38 minutes, 14 seconds east, 172.2 feet to a spike in the north right-of-way line of Alley No. 73.

Thence, with the north right-of-way line of Alley No. 73, south 62 degrees, 26 minutes, 52 seconds west, 55.54 feet to spike in the east right-of-way line of Alley No. 77.

Thence with the east right-of-way line of Alley No. 77, north 27 degrees, 05 minutes, 35 seconds west, 172.20 feet to the point of beginning.

Containing 9422 square feet or 0.216 acres, more or less.

BEING the same property conveyed to David Mann, Fred Mann and Steven Mann by deeds from Ann Caroline Mann of record in Book 7555, page 287 and Book 7777, page 441, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in survey made by R. Scot Cherry, Registered Land Surveyor, Tennessee No. 1512, dated April 17, 1996..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 122 7th Ave. S & 609 McGavock St., Nashville, Tennessee 37203

Also conveyed herein are all easements, covenants, and other rights appurtenant to said real property and the title of Grantor to the center line of the alleyways and streets adjoining the real property.

TO HAVE AND TO HOLD the said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's successors or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of May, 1996.

David Martin Mann, a/k/a David Mann

Frederick Gillespie Mann, a/k/a Fred Mann

Steven Patten Mann, a/k/a Steve Mann

Ann Caroline Mann, Individually

Ann Caroline Mann, Trustee under the deeds of Susan Buyoe Gillespie

Delbert Mann

State of _____
County of _____

On this _____ day of May, 1996, before me the undersigned authority, personally appeared **David Martin Mann**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

See Attached Certificate

My Commission Expires: _____ Notary Public

State of California
County of Los Angeles

On this 10 day of May, 1996, before me the undersigned authority, personally appeared **Steven Patten Mann**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 6-29-98 Notary Public

CYNTHIA CORTEZ
COMM. # 1031193
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires JUN 29, 1998

State of California
County of Los Angeles

On this 10 day of May, 1996, before me the undersigned authority, personally appeared **Ann Caroline Mann**, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 6-29-98 Notary Public

CYNTHIA CORTEZ
COMM. # 1031193
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires JUN 29, 1998

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

BOOK 10050 PG 882

County of Santa Clara

On May 11, 1996 (Date) before me, Judy Coulter, Notary Public, (Name and Title of Officer (e.g., "Jane Doe, Notary Public"))

personally appeared David Martin Mann (Name(s) of Signer(s))

☐ personally known to me – **OR** – ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JUDY COULTER
Commission # 1089546
Notary Public — California
Santa Clara County
My Comm. Expires Mar 11, 2000

WITNESS my hand and official seal.

Judy Coulter
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 5-11-96 Number of Pages: 3

Signer(s) Other Than Named Above: Steven, Pattie Mann
Lora Carlene Mann

Capacity(ies) Claimed by Signer(s)

Signer's Name: David Mann

☒ Individual
☐ Corporate Officer
Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here



Signer Is Representing:

Signer's Name: _____

☐ Individual
☐ Corporate Officer
Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing:

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BOOK 10050 PG 883

State of Pennsylvania
County of Philadelphia

On this 14th day of May, 1996, before me the undersigned authority, personally appeared **Frederick Gillespie Mann**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

NOTARIAL SEAL
GLENDA C. URBAN, Notary Public
City of Philadelphia, Phila. County
My Commission Expires April 11, 1998

My Commission Expires: _____

Glenda C. Urban
Notary Public

State of California
County of Los Angeles

CYNTHIA CORTEZ
COMM. # 1031193
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires JUN 29, 1998

On this 10 day of May, 1996, before me the undersigned authority, personally appeared **Delbert Mann**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 6-29-98

Cynthia Cortez
Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 315,000.00

Affiant

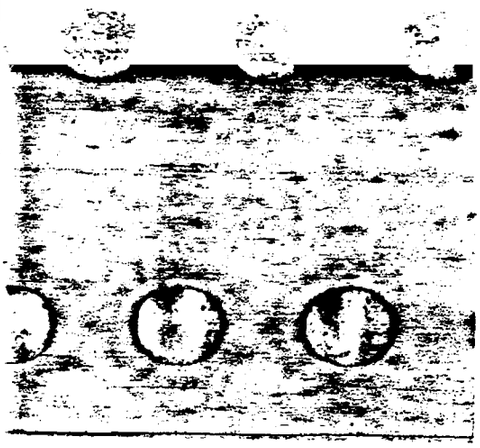
Sworn and subscribed before me on the 15th day of May, 1996.

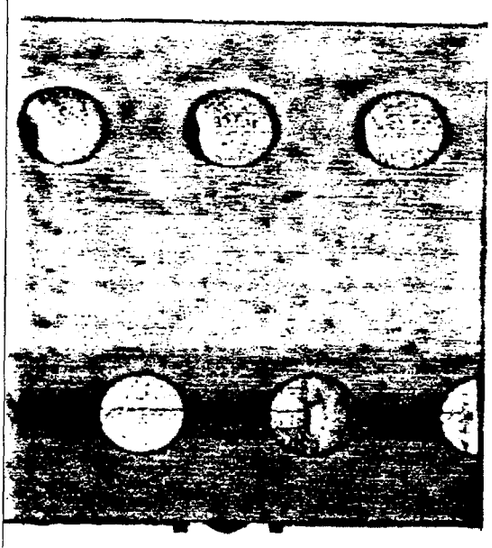
My Commission Expires: _____

PERCY WILKINS JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
EXP. 7/27/98

Notary Public

57.74 95/15 0:01 DEED BOOK 11290-50





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

RECEIVED OF _____

FOR _____

BOOK 10050 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

	DAMT
	315000.00
CON TX	1165.50
PRFEE	1.00
WDEED	24.00
TOTAL	1190.50
CHECK	1190.50

05/15/96 01 15:39 0001 1874

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0181961
IDENTIF. # REFERENCE

96 MAY 15 PM 3:36

REGISTER
DAVIDSON COUNTY, TN.

No. 1039841