43

WARRANTY DEED

10094 553

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES 11-20-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B J Home Builders, Inc. (NAME)	Benny Gaddis (NAME)	161 2 34
478 Ellenwood Drive (ADDRESS)	839 Somerly Drive (ADDRESS)	6DU-63005
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37209 (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, Trustees of the Tusculum Hills Baptist Church

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B J Home Builders, Inc.

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 No. 73 on the Plan of Section Three, McMurray Place of record in Book 6050, Page 105, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Trustees of the Tusculum Hill Baptist Church by deed from Andrew Ewing, Trustee of record in Book 4413, Page 903 and by deed from W. L. Bainbridge and wife, Josephine G. Bainbridge of record in Book 6398, Page 76, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

0195408
IDENTIF. & REFERENCE

96 JUN 21 PM 2:08
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6393 06/21 0101 03CHECK 46.00

unimproved (X)
This is improved ( ) property, known as 478 Ellenwood Drive, Nashville, TN 37211
(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 20th day of June 19 96

Trustees of the Tusculum Hills Baptist Church
By: John Bottom, Chairman
John Bottom, Chairman

10094 554

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

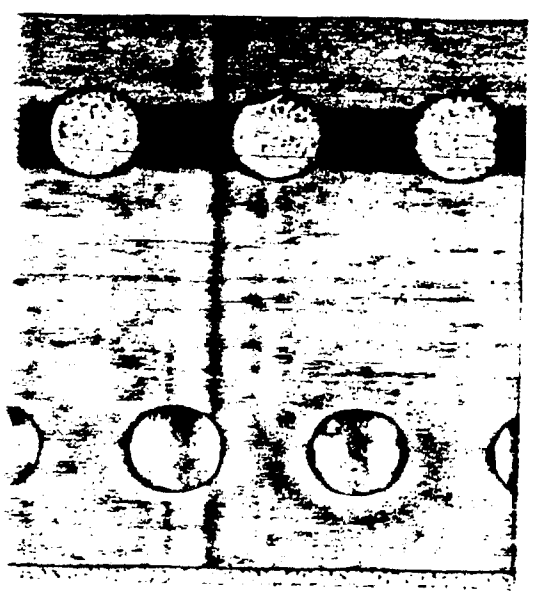
Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John Bottom with whom I am personally acquainted and who upon his oath(s) acknowledged himself ~~and~~ ~~respectively~~ to be the Chairman of the Trustees ~~and~~ of the Trustees of the Tusculum Hills Baptist Church the within named bargainor, ~~and~~ ~~Corporation~~, and that he as such Chairman of the Trustees and John Bottm being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ by the said John Bottom as such Chairman of the Trustees ~~and attesting the same by the said~~ ~~as such~~.

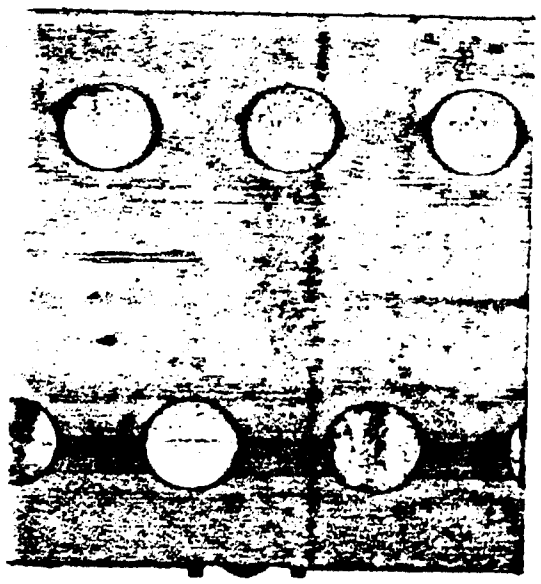
Witness my hand and official seal at office at Nashville, Tennessee on this the 20th day of June 19 96.

My commission expires 11-2-96

Notary Public

*Trustees of the Tusculum Baptist Church





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

RECEIVED OF _____

FOR _____

BOOK 10094 PG 855

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	10000.00
CON TX	37.00
PRFEE	1.00
WDEED	8.00
TOTAL	46.00
CHECK	46.00

06/21/96 01 14:11 0001 6393

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0195408
IDENTIF. # REFERENCE

96 JUN 21 PM 2:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1054178