Bk 58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

W. Stanley Outlaw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: 1/29/2000
(AFFIX SEAL)

BOOK 10299 PG 586

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
Woodbine Free Will Baptist (NAME)	NEW OWNERS (NAME)	MAP 119-1
2200 Foster Avenue (ADDRESS)	2204 Foster Avenue (ADDRESS)	PARCEL 257
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (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, Mark A. Dalton and wife, Jamie L. Dalton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Woodbine Free Will Baptist Church, Incorporated, a Tennessee non-profit corp.

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 the north parts of Lots No. 13 and 14, on the plan of Cumberland Nurseries, as of record in Book 332, page 50, Register's Office for Davidson County, Tennessee.

Said lots adjoin and front together 111.32 feet on the south side of Glenrose Avenue formerly Mill Creek Road, and runs back 118.5 feet along the east line of Lot No. 13, and 133.7 feet along the west line of Lot No. 14, and with the east margin of Foster Avenue, to a dead line in the rear on which it measures 110 feet.

Being the same property conveyed to Mark A. Dalton and wife, Jamie L. Dalton, by deed from Carl Trinkfass and wife, Joan Trinkfass and David Davis and wife, Gloria Davis of record in Book 6424, page 823, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM IS THAT PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAIVDSON COUNTY BY ORDER OF RECORD IN BOOK 8973, PAGE 270, SAID REGISTER'S OFFICE AND DESCRIBED AS FOLLOWS:

Beginning at a point in the existing southerly right-of-way line of Glenrose Avenue, said point also being on the line between the Woodbine Freewill (Free Will) Baptist Church, Trustees, (as described on Map 119-1, Parcel 255 of the Property Map and Records System of Davidson County, Tennessee) and Mark A. Dalton, et ux (as described on Map 119-1, Parcel 257 of the Property Map and Records System of Davidson County, Tennessee); S 02 deg. 51' 4" W a distance of

CONTINUED

unimproved ( )
This is improved (X) property, known as 2200 Foster Avenue, Nashville, TN 37210
(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 our hand s this 23rd day of December 19 96

Mark A. Dalton

Mark A. Dalton

Jamie L. Dalton

Jamie L. Dalton

BOOK 10299 PG 587

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark A. Dalton and wife, Jamie L. Dalton

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of December 19 96.

Commission expires 11-29-2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

15.17 feet along the line between the Woodbine Freewill Baptist Church, Trustees (Parcel 119-1-255) and Mark A. Dalton, et ux (Parcel 119-1-257) to a point on the proposed right-of-way line of Glenrose Avenue; thence N 78 deg. 41' 15" W a distance of 95.00 feet along the proposed right-of-way of Glenrose Avenue to a point; thence S 58 deg. 12' 57" W a distance of 19.59 feet to a point in the existing easterly right-of-way of Foster Avenue; thence N 02 deg. 48' 07" E a distance of 28.70 along the existing right-of-way line of Foster Avenue to the intersection of the existing southerly right-of-way line of Glenrose Avenue; thence S 78 deg. 41' 15" E a distance of 111.32 feet along the existing southerly right-of-way line of Glenrose Avenue to the point of beginning.

This conveyance is subject to 1996 taxes, assumed and paid by the Grantees; all matters as shown on the plan of record in Book 332, page 50, said Register's Office; easement for the right-of-way for street purposes as set out in Book 8860, page 278 and Book 8973, page 270, said Register's Office.

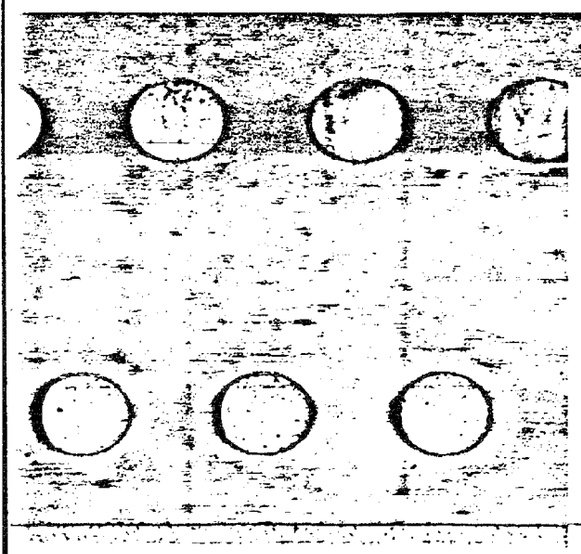
DEED RESTRICTION: The Grantee(s), their successor and/or assigns, hereby accept and agree this property can not be used as a grocery store, convenient market or gas station, without written consent from the Grantors, their successsors and assigns. This restrictive covenant shall run with the land and shall terminate only upon the consent being granted as herein provided or upon the sale by Grantors of property located at 2201 Foster Avenue, Nashville, TN.

025844 0
IDENTIFICATION REFERENCE

96 DEC 23 PM 2:11

DAVIDSON COUNTY, TN.

8543 12/23 0101 03CHECK 383.



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

RECEIVED OF _____

FOR _____

BOOK 10299 PG 589

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

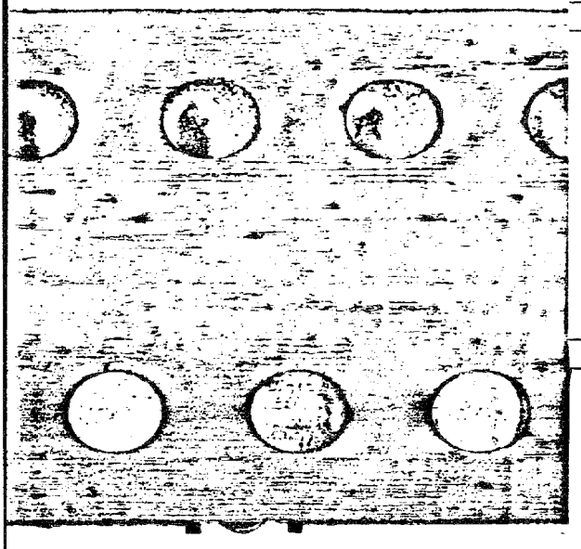
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 100000.00
CON TX 370.00
PRFEE 1.00
TDEED 12.00
TOTAL 383.00
CHECK 383.00

12/23/96 01 14:12 0001 8543

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0258410
IDENTIFICATION REFERENCE

96 DEC 23 PM 2:11

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 1101114