BOOK 10497 PG 263

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

# Warranty Deed

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Goodlettsville Romanian Church of God<br>814 S. Dickerson Rd.<br>Goodlettsville, TN 37072 | Same as New Owner<br>(Tax Exempt Property) | Map 25-16<br>Parcel 2<br>Field Book GO 00220 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JAMES W. BURD, Pastor/Trustee, ARNOLD WHITE, Trustee, and KENNETH STREET, Trustee--TRUSTEES OF GOODLETTSVILLE CHURCH OF GOD, NOW NEW BEGINNINGS CHURCH OF GOD, with the full power and authority of the Church of God, Cleveland, Tennessee, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does hereby transfer and convey unto CORNEL JURCA, TRAIAN NICORA, and VOISLA CALIN, LOCAL BOARD OF TRUSTEES OF THE GOODLETTSVILLE ROMANIAN CHURCH OF GOD, for the exclusive use and benefit for the Church of God, Cleveland, Tennessee, hereinafter referred to as the "GRANTEE", its successors 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 a small tract near Goodlettsville, Tennessee, known as Lot No.4, Block "A" on the unrecorded Map of Goodlettsville Heights, and described as follows:
>
> BEGINNING at a point in the east margin of Dickerson Pike at the corner of Lot Nos. 3 and 4, which point is 458 feet south of the southwest corner of Block "A" of Clark Place, shown on the Plan of record in Book 1835, page 78, said Register's Office; thence, with the line between Lots 3 and 4, easterly 546 feet to a point; thence, southerly 150 feet to a corner of Lot No. 5; thence with the line between Lot Nos. 4 and 5, westerly 544 feet to the east margin of Dickerson Pike; thence with the margin of same, northerly 150 feet to the point of beginning.
>
> BEING the same property conveyed to Arnold White, Kenneth Street and Glenn Lancaster, Trustees, or their successors in trust, of Goodlettsville Church of God by quitclaim deed of record in Book 9555, page 735, said Register's Office.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 814 S. Dickerson Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto by the Local Board of Trustees and their Successors in Trust, for the exclusive use and benefit of the Church of God, Cleveland, Tennessee, its successors in trust or assigns, subject to the following:

A. The said Local Board of Trustees shall have full right, power and authority to sell, exchange, transfer and convey said property or to borrow money and pledge the said real estate for the repayment of

the same and to execute all necessary deeds, conveyances and so forth, provided the proposition shall first be presented to a regular or called conference of the said local church, presided over and approved by the state or territorial overseer of the Church of God (Cleveland, Tennessee), or one whom he may appoint and the project approved by two-thirds of all members of the said local congregation present and voting. Certification is to be given in writing by the state/territorial overseer that this transaction is in the best interest of the Church of God (Cleveland, Tennessee), provided that he approves such action.

B. If the local congregation at the place above described shall at any time cease to function, or exist or shall act contrary to Church of God policy, or separate from the Church of God (Cleveland, Tennessee), then said trustees shall hold title to said real estate, including personal property, for the Church of God (Cleveland, Tennessee) generally in the state where said real estate is located; and said trustees shall convey the said real estate upon demand to the State Board of Trustees of the Church of God (Cleveland, Tennessee) in said state, which said state board shall be authorized to use said real estate and personal property or the proceeds derived from the sale of the same (said state board being authorized to sell and convey the said real estate and personal property at any time after title is vested in it); for the use and benefit of the Church of God (Cleveland, Tennessee) in that state generally; or the founding of another Church of God (Cleveland, Tennessee) in the same state, or for the promotion of one already existing.

C. If at any time the Local Board of Trustees shall cease to exist or to perform its duties for any reason, then the sate overseer of the state in which said real estate is located shall have the authority to declare all offices on the said board vacant, and the State Board of Trustees of the Church of God for the state shall automatically then hold title to said property as evidenced by an appropriate instrument file in the local county register of deeds.

D. The limitations set forth herein are those appearing in the Minutes of the General Assembly of the Church of God most currently in effect and said Minutes are expressly incorporated herein by reference.

And the GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Easement for sanitary sewers granted to the City of Goodlettsville by instrument of record in Book 4805, page 813, said Register's Office.

And the GRANTOR does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land unto the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date acknowledged below.

"GRANTOR"

Goodlettsville Church of God, now
New Beginnings Church of God

BY: _____
JAMES W. BURD, Pastor/Trustee

BY: _____
ARNOLD WHITE, Trustee

BY: _____
KENNETH STREET, Trustee

"GRANTEE"

Goodlettsville Romanian Church of God

BY: _____
CORNEL JURCA, Trustee

BY: _____
TRAIAN NICORA, Trustee

BY: _____
VOISLA CALIN, Trustee

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES W. BURD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 13th day of June, 1997.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ARNOLD WHITE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 13th day of June, 1997.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH STREET, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 13th day of June, 1997.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CORNEL JURCA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 13th day of June, 1997.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRAIAN NICORA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 13th day of June, 1997.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF Davidson }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VOISLA CALIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 13th day of June, 1997.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Florin T. Ciupean
Affiant

Sworn to and subscribed before me, this the 13th day of June, 1997.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

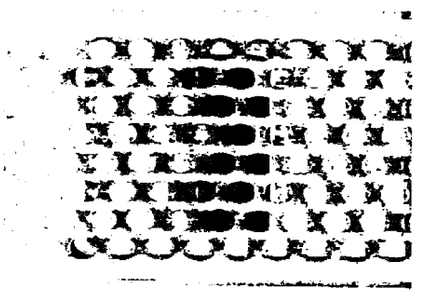
PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

0317364
IDENTIF. & REFERENCE

97 JUN 18 PM 2:21

FELIX [illegible]
REGISTER
DAVIDSON COUNTY, TN.

4678 06/18 0101 03CHECK 479.50



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

BOOK 10497 PG 267

RECEIVED OF _____

FOR _____

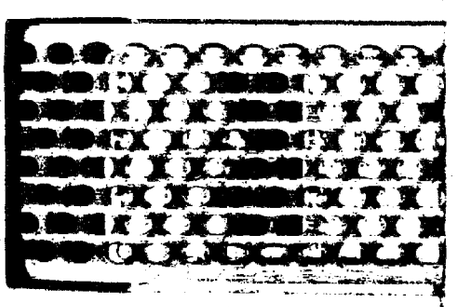
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 25000.00
CON TX 462.50
PRFEE 1.00
WDEED 16.00
TOTAL 479.50
CHECK 479.50

06/18/97 01 14:23 0001 4678

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0317364
IDENTIF. ↑ REFERENCE

97 JUN 18 PM 2:21
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1164748