Book 11

BOOK 10523 PG 433

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,800.00

Chris Kund
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 97.

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BICENTENNIAL TITLE & ESCROW, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trustees of Second Missionary Baptist Church	Citizens Savings Bank	118-1-212
(NAME)	(NAME)	
1001 Montrose Avenue	2013 Jefferson Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(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, Charles H. Dixon and wife, Viola E. Dixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Trustees of Second Missionary, Baptist Church

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:

SEE ATTACHED EXHIBIT "A"

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

ELIA G. [illegible] REGISTER
DAVIDSON COUNTY, TN

97 JUL -9 PM 1:39

IDENTIF. & REFERENCE

0324478

unimproved ( )
This is improved (X) property, known as 1001 Montrose Avenue, Nashville, TN 37204
(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 30th day of June 19 97

Charles H. Dixon

Viola E. Dixon

Viola E. Dixon

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 Charles H. Dixon and wife, Viola E. Dixon

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 30th day of June 19 97

Commission expires July 24, 1999

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

BOOK 10523 PG 435

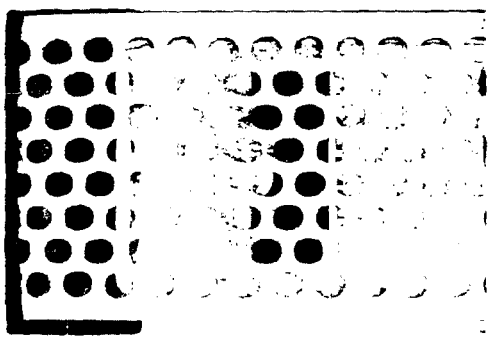
EXHBIT "A"
TO WARRANTY DEED

TRACT 1:
Land in Davidson County, Tennessee, being the easterly part of Lot No. 140 on the Plan of Montrose Place, as of record in Book 57, Page 93, Register's Office for said County, as follows:

Beginning at the southwest corner of Tenth Avenue, South, formerly Pomeroy Avenue and Montrose Avenue, formerly Bethel Street, being the northeast corner of said lot; thence with the southerly margin of Montrose Avenue westerly 75.6 feet, more or less, to the northeast corner of the lot conveyed by Geo M. Carroll and wife, the Miss Willis R. Cooper, by deed of record in Book 359, Page 391, said Register's Office; thence with her easterly line southerly 170 feet, more or less, to the northerly margin of an alley thence with said alley easterly 83.2 feet, more or less, to the westerly margin of Tenth Avenue, South; thence with the westerly margin of Tenth Avenue South, northerly 172.7 feet to the beginning.

Being the same property conveyed to Charles E. Dixon and wife, Viola E. Dixon by deed from Mark Buckley and wife, Gearlean Buckley of record in Book 7221, Page 635, Register's Office for Davidson County, Tennessee.

2443 07/09 0101 CHECK 245.10



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

RECEIVED OF _____

FOR _____

BOOK 10523 PG 436

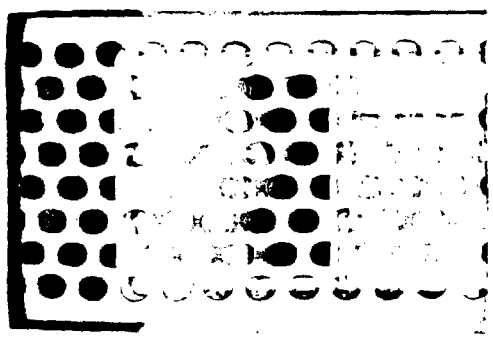
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 63000.00
CON TX 233.10
PRFEE 1.00
WDCED 12.00
TOTAL 246.10
CHECK 246.10

07/09/97 01 13:40 0001 2443

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03244478
IDENTIF. ↑ REFERENCE

97 JUL -9 PM 1:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1172196