40-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,000.00

x William Carroll
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April, 19 98

Notary Public

MY COMMISSION EXPIRES: September 18, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 600, 200 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
First Baptist Church of Joelton (NAME)	New Owner (NAME)	Map 22
P. O. Box 86 (ADDRESS)	(ADDRESS)	P/O Parcel 91
Joelton, TN 37080 (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, Metropolitan Government of Nashville and Davidson County, Tennessee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO First Baptist Church of Joelton, Inc., a Tennessee corporation

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 EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

This property is classified as exempt regarding real estate taxes for 1998, but taxable as of date of this transfer, pursuant to Section 67-5-201, Tennessee Code Annotated, Chapter 226, Acts of 1973.

This conveyance is subject to such limitations, restrictions and easements as may affect the property.

2581 04/09 0101 03CHECK 83.30

unimproved ( )
This is improved (X) property, known as 1.0781 acre, Whites Creek Pike, Joelton, Tennessee 37080
(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 8th day of April, 19 98

Metropolitan Government of Nashville and Davidson County, Tennessee

By:
Joe E. Swing, Director, Public Property Administration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Joe E. Swing, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Director of Public Property Administration of METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, the within named bargainor, and that he as such Director of Public Property Administration executed the foregoing instrument for the purposes therein contained, by signing the name of METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, by himself as Director of Public Property Administration.

Witness my hand and official seal this 8th day of April, 1998.

Notary Public

My Commission Expires: 9/18/99

EXHIBIT "A"

Land in the First Councilmanic District of Davidson County, Tennessee, and formerly being part of Lot 1 of the Joelton Elementary School Lots of record in Plat Book 8250, page 586, Register's Office for Davidson County, Tennessee, and now having been combined into Lot 2 of the Davidson County Metropolitan Library Board Two Lot Subdivision of record in Plat Book 8250, page 894, said Register's Office, and more particularly described according to the Plat prepared by Briggs Engineering Company, Inc., in December, 1997, and of record in Plat Book 8250, page 894, Register's Office for Davidson County, Tennessee, as follows:

Beginning at the southwest corner of Joelton First Baptist Church property as recorded in Book 5131, page 31, Register's Office for Davidson County, Tennessee, located on the northeast margin of Whites Creek Pike; thence, N 70° 37' 55" E 299.77 feet to an iron pin; thence, S 19° 48' 06" E 16 feet to the point of the beginning of the property to be conveyed:

Thence, N 70° 13' 51" E 204.15 feet to an iron pin; thence, S 16° 45' 28" E 240.94 feet to an iron pin; thence, S 73° 23' 57" W 194.58 feet to an iron pin; thence, N 18° 58' 45" W 229.95 feet to the point of beginning of the property to be conveyed, containing 1.0781 acres.

Being part of the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by Consent Decree from the County Court of Davidson County, Tennessee, of record in Book 3672, page 505, Register's Office for Davidson County, Tennessee.

0424131
IDENTIFICATION REFERENCE
98 APR -9 PM 3:57
REGISTER
DAVIDSON COUNTY TN

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

RECEIVED OF _____

FOR _____

BOOK 10881 PG 744

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 19000.00
CON TX 70.30
PRFEE 1.00
WDEED 12.00
TOTAL 83.30
CHECK - 83.30

04/09/98 01 15:56 0001 2581

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04241 31
IDENTIF. & REFERENCE

98 APR -9 PM 3:57

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1278752