18B

BOOK 11162 PAGE 604

PREPARED BY:
GARY D. COPAS
STEWART & BLACK, ATTORNEYS
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **14th** day of **October, 1998** between JOE GARZA, A MARRIED MAN, and STELLA GARZA, HIS WIFE, GRANTORs, and THE SALVATION ARMY, A GEORGIA CORPORATION, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, JOE GARZA, A MARRIED MAN, and STELLA GARZA, HIS WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto THE SALVATION ARMY, A GEORGIA CORPORATION, hereinafter referred to as GRANTEE, its successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved/improved property known as 516 & 520 FOREST PARK ROAD, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, its heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: Joe Garza
JOE GARZA Signature of Seller

Stella Garza
STELLA GARZA

98 OCT 20 PM 1:05
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0501818
IDENTIF. ↑ REFERENCE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JOE GARZA, A MARRIED MAN, and STELLA GARZA, HIS WIFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **14th** day of October, 1998.

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

THE SALVATION ARMY, A GEORGIA CORPORATION
140 NORTH FIRST STREET
NASHVILLE, TN 37213

Property Address:

516 & 520 FOREST PARK ROAD
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 052-01-0, PARCELS 343 & 344

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$55,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **14th** day of **October, 1998.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

GARY D. COPAS
STEWART & BLACK, ATTORNEYS
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lots No. 4 and 5, on the Plan of Garrett Subdivision, a plat of which is of record in Plat Book 7900, page 658, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a detailed description of said lots.

BEING the same property conveyed to Joe Garza and Samuel Adamez by Deed from James Walton Garrett, Jr., Henry Chadwell Garrett, Thomas Cunningham Garrett, Betty G. Woodard, Anne L. Rittenberry, and Nancy G. Batey, the heirs and devisees of James Walton Garrett, deceased, of record in Book 9253, page 88, Register's Office for Davidson County, Tennessee. The said Samuel Adamez subsequently conveyed all of his right, title and interest in and to said property unto Joe Garza, by Quitclaim Deed of record in Book 10801, page 162, said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 052-01-0, PARCELS 343 & 344, 1997 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 211.88).

2. All matters as set forth on the Plan of record in Plat Book 7900, page 658, said Register's Office, which plan includes surveyor's notes and a 10-foot NES public utility and drainage easement along the front lot line.

3. Restrictive Covenants as recited in Deed of record in Book 9253, Page 88, Register's Office for DAVIDSON County, Tennessee.

5597 10/20 0101 03CHECK 218-50

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

RECEIVED OF _____

FOR _____

BOOK 11162 PAGE 607

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 218.50
CHECK 218.50

10/20/98 01 13:08 0001 5597

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0501818
IDENTIF. # REFERENCE

98 OCT 20 PM 1:05
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1361057