T1260 106

Box 11

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF December, 19 98

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 24, 1999
(AFFIX SEAL)

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
The Blessed Baptist Church (NAME)	New Owner (NAME)	162-177
14851 Old Hickory Blvd. (ADDRESS)	1931 Murfreesboro Rd. (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (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 William Baker ,unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The Blessed 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:

Land in the fifth civil district of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin in the westerly margin of Old Hickory Boulevard; thence S 21 deg. 38 min. 51 sec. E. 118.95 feet to an iron pin; thence, S 16 deg. 26 min. 37 sec. E 148.72 feet; these two calls run southerly along the margi of said Old Hickory Blvd., thence leaving same N 87 deg. 22 min. 04 sec. W 621.72 feet to an iron pin; thence N 2 deg. 37 min. 56 sec. E 91.64 feet to an iron pin; thence N 77 deg. 55 min. 23 sec. W 131.16 feet to a monument; thence S 83 deg. 44 min. 52 sec. E 434.52 feet to an iron pin; thence N 79 deg. 51 min. 37 sec. E 205.40 feet to an iron pin, the point of begining, containing 3.27 acres, more or less, according to a survey by A & A Engineers, Inc., dated June 18, 1974.

Being the same property conveyed to Charles William Baker by deed from G. W. Jones, Jr. and wife, Margaret Jones of record in Book 4849, page 459, Register's Office for Davidson County, Tennessee, and Default Judgment and Final Divorce Decree of record in Book 5143, Page 710, said Register's Office.

unimproved ( )
This is improved (X) property, known as 14851 Old Hickory Blvd., Antioch, TN 37013
(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 11th day of December 19 98

Charles William Baker

Charles William Baker

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 William Baker

the bargainor _____, 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 and official seal at Nashville, Tennessee, this 11th day of December 19 98

Commission expires _____

Notary Public

RICHARD MASON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 1999

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

0527333

IDENTIF. ↑ REFERENCE

98 DEC 18 PM 3:35

REGISTER
DAVIDSON COUNTY, TN.

2758 12/18 0101 03CHECK 566.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

108

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

11260

CAMT	150000.00
CON TX	555.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	566.00
CHECK	566.00

12/18/98 01 15:35 0001 2758

0527333
IDENTIF. # REFERENCE

98 DEC 18 PM 3:35

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1402201