WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 1999.

Notary Public

MY COMMISSION EXPIRES: May 2, 2003

(AFFIX SEAL)

BOOK 11540 PAGE 67

THIS INSTRUMENT WAS PREPARED BY:
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen Earps	Allen Earps	**52-4-92**
(NAME) **Cheyenne Boulevard**	(NAME) 3031 Smith Springs Road	
(ADDRESS) **Madison, TN 37115**	(ADDRESS) Antioch, TN 37013	
(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, **Kentucky-Tennessee Conference Association of Seventh-day Adventists, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allen Earps**, 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 FOR LEGAL DESCRIPTION

SEE EXHIBIT "B" FOR ADDITIONAL PROVISIONS

[illegible] 0101 CHECK 744.50

unimproved ☒

This is improved ☐ property, known as **Cheyenne Boulevard, Madison, TN 37115**

(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.

0603125

REGISTER'S REFERENCE

99 JUN 23 PM 2:01

REGISTER
DAV. CO. TN.

Warranty Deed with Exhibits A & B Page 2 of

Witness our hands this 18th day of June, 1999.

Kentucky-Tennessee Conference Association of Seventh-day Adventists, Inc.

By: Douglas A. Hilliard

Douglas A. Hilliard
Vice President & Treasurer

Attest:

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State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Douglas A. Hilliard with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President & ~~Treasur~~ of Kentucky-Tennessee Conference Association of Seventh-day* , and that he/she as such Vice President & Treasurer , executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee , this 18th day of June , 1999 .

Commission expires: 5-26-2002

Elizabeth A. Triplett
Notary Public

*Adventists, Inc.

Exhibit A

A certain parcel or tract of land located in the 2nd Civil District of Davidson County, Tennessee, said parcel being more particularly described as follows:

BEGINNING at an iron pin, said pin being in the Southwesterly margin of Cheyenne Boulevard;

THENCE, with said margin of Cheyenne Boulevard, South 33 degrees 15 minutes 15 seconds East, 529.64 feet to a concrete monument;

THENCE, with said margin of Cheyenne Boulevard, South 56 degrees 41 minutes 00 seconds West, 580.97 feet to an iron pin'

THENCE, South 47 degrees 46 minutes 41 seconds West, 498.69 feet to an iron pin;

THENCE, North 02 degrees 28 minutes 46 seconds West 706.85 feet to an iron pin;

THENCE, North 56 degrees 41 minutes 25 seconds East, 711.90 feet to the point of beginning, containing 10.97 acres.

BEING, a portion of the property conveyed to the Kentucky-Tennessee Conference, Association of Seventh-Day Adventists, Inc., by deed of record in Book 5343, page 45, Register's Office for Davidson County, Tennessee.

ALSO INCLUDED in this description is a 20 foot wide sanitary sewer easement, which is more particularly described as follows;

BEGINNING at a point in the Southerly boundary line of the above described property, said point being South 13 degrees 05 minutes 09 seconds West, 768.05 feet from the point of beginning of the above described 10.97 acre tract;

THENCE, South 56 degrees 41 minutes 00 seconds West, 23.42 feet to a point;

THENCE, North 64 degrees 41 minutes 13 seconds West, 14.21 feet to a point;

THENCE, South 75 degrees 12 minutes 57 seconds West, 188.59 feet to a point;

THENCE, South 77 degrees 36 .minutes 02 seconds West, 191.12 feet to a point;

THENCE, North 02 degrees 28 minutes 46 seconds West, 20.30 feet to a point;

THENCE, North 77 degrees 36 minutes 02 seconds East, 187.20 feet to a point;

THENCE, North 75 degrees 12 minutes 57 seconds East, 171.17 feet to a point;

THENCE, North 53 degrees 06 minutes 31 seconds West, 276.81 feet to a point;

THENCE, North 52 degrees 48 minutes 46 seconds West, 173.47 feet to a point;

THENCE, North 31 degrees 36 minutes 55 seconds West, 8.47 feet to a point;

THENCE, North 02 degrees 28 minutes 46 seconds West, 41.08 feet to a point;

THENCE, South 31 degrees 36 minutes 55 seconds East, 40.61 feet to a point;

THENCE, South 52 degrees 48 minutes 46 seconds East, 169.67 feet to a point;

THENCE, South 53 degrees 06 minutes 31 seconds East, 296.39 feet to a point;

THENCE, South 64 degrees 41 minutes 13 seconds East, 29.04 feet to the beginning of said sewer easement.

Being the same property conveyed to Kentucky-Tennessee Conference Association of Seventh-day Adventists, Inc. by deed of record in Book 9570, Page 878, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

EXHIBIT B

1. The grantee shall build and provide for the maintenance of a six (6) foot Chain Link Fence to secure and divide the property from the Kentucky-Tennessee Conference Association's remaining property.

2. The existing sewer line will either be:

   (a) replaced by city sewer at grantee (builders) expense. In that event, the Kentucky-Tennessee Conference Association will be given continued access and use of the new sewer, or

   (b) be granted a permanent easement with ingress and egress for maintenance of the existing line.

3. Grantee is required to build at minimum:

   (a) Two bedroom residences which shall have at least 940 square feet

   (b) Three bedroom homes which shall have at least 1125 square feet

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0603125

IDENTIFICATION REFERENCE

99 JUN 23 PM 2:01

CLERK'S
COPY TAX

CAMT
195000.00
CON TX 721.50
PRFEE 1.00
WDEED 20.00
CFEE 2.00
TOTAL 744.50
CHECK 744.50

06/23/99 01 14:07 0001 3302

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1481831