PREPARED BY; TAX BILL INFO;
& MAP & PARCEL # ON PAGE 3

22

# CHURCH OF GOD WARRANTY DEED BOOK 11585 PG. 693
## (Local)

State of TENNESSEE

Davidson County

KNOW ALL MEN BY THESE PRESENTS,

**THE ACTUAL CONSIDERATION OR VALUE**

~~That, for and in consideration of the sum of~~

**WHICHEVER IS GREATER, FOR THIS TRANSFER IS**

$120,000.00

**AFFIANT —** Donna H. Beaver

**SUBSCRIBED AND SWORN TO BEFORE ME**

~~cash, and the further consideration of~~ **THIS THE 16TH DAY OF JULY, 1999.**

**MY COMMISSION EXPIRES: 05/27/2001**

**I. DYKE TATUM, NOTARY PUBLIC**

receipt being acknowledged in full, and in hand paid to grantors by the grantees named in this conveyance,

We, CARROLL HALL A/K/A CARROLL W. HALL AND WIFE, MARILYN SUE HALL

The said grantors do GRANT, BARGAIN, SELL and CONVEY unto grantees, Tom Duncan, David Miller and W. Noel Wilson as Trustees, and constituting the Local Board of Trustees of the Church of God at Broadmoor, in DAVIDSON County, TENNESSEE

the following described lands lying, being and situated in DAVIDSON County, TENNESSEE, described as follows, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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TAX

TO HAVE AND TO HOLD unto the said Tom Duncan, David Miller, and W. Noel Wilson, as Trustees and constituting the Local Board of Trustees of the local Church of God at Broadmoor, in DAVIDSON County, TENNESSEE and to their successors in trust; for the exclussive use and benefit of the Church of God, Cleveland, Tennessee.

The said Local Board of Trustees shall hold title to, manage and control the said real estate for the General use and benefit of the Church of God, having its general headquarters in Cleveland, Tennessee, and For the particular use and benefit of the local congregation of the said Church at 215 Broadmoor Dr., Nashville, Tn., Broadmoor Church of God

The said Local Board of Trustees shall have full right, power and authority to sell, exchange, Tranfer and convey said property or to borrow money and pledge the said real estate for the repayment of The same and to execute all necessary deeds, conveyances and so forth, provided the proposition shall first Be presented to a regular or called conference, of the said local church, presided over and approved by the State or territorial overseer of the Church of God (Cleveland, Tennessee), or one whom he may appoint, And the project approved by two-thirds of all members of the said local congregation present and voting. Certification is to be given in writing by the state/territorial overseer that this transaction is in the best Interest of the Church of God (Cleveland, Tennessee), provided that he approves such action.

If the local congregation at the place above described shall at any time cease to function, or exist, Or act contrary to Church of God policy, or separate from the Church of God (Cleveland, Tennessee), then Said trustees shall hold title to said real estate including personal property for the Church of God (Cleveland, Tennessee) generally in the state where said real estate is located; and said trustees shall convey the said real estate upon demand to the State Board of Trustees of the Church of God (Cleveland, Tennessee) in said state, which said state board shall be authorized to either use said real estate and Personal property, or the proceeds derived from the sale of same (said state board being authorized to sell And convey the said real estate and personal property at any time after title is vested in it), for the use and Benefit of the Church of God (Cleveland, Tennessee) in that state generally; or the founding of another Church of God (Cleveland, Tennessee) in the same state, or for the promotion of one already existing.

If at any time the Local Board of Trustees shall cease to exist or to perform its duties for any reason, then the state overseer of the state in which said real estate is located shall have the right to declare all offices on the said board vacant, and the State Board of Trustees of the Church of God for that state shall automatically then hold title to said property as evidence by an appropriate instrument titled in the local county register of deeds.

The limitations set forth herein are those appearing in the *Minutes of the General Assembly of the Church of God* most currently in effect and said *Minutes* are expressly incorporated herein by reference.

And we do, for Our heirs, executors and administrators, covenant with the said Tom Duncan, David Miller, and W. Noel Wilson, as Trustees, and constituting the Local Board of Trustees of the Church of God at Broadmoor in DAVIDSON, County, TENNESSEE, their successors in trust for the exclusive use and benefit of the Church of God, Cleveland, Tennessee, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; and that we have a good right to sell and convey the same as aforesaid, that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Tom Duncan, David Miller, and W. Noel Wilson, as Trustees, and constituting the Local Board of Trustees of the Church of God at Broadmoor in DAVIDSON County, TENNESSEE, their successors in trust for the exclusive use and benefit of the Church of God, Cleveland, Tennessee, and assigns forever, against the lawful claims of all persons.

In witness whereof, WE have hereunto set our hands and seal, on this the 16TH day of JULY, 1999.

Witness to signatures:

Carroll Hall (Seal)
CARROLL HALL

Marilyn Sue Hall (Seal)
MARILYN SUE HALL

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 CARROLL HALL A/K/A CARROLL W. HALL AND WIFE, MARILYN SUE HALL, the bargainors, 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 16TH day of JULY, 1999.

MY COMMISSION EXPIRES:

My Commission Expires JULY 27, 2002

NOTARY PUBLIC

SEND TAX BILLS TO: BROADMOOR CHURCH OF GOD
215 BROADMOOR DRIVE
NASHVILLE, TN 37207

IMPROVED PROPERTY KNOWN AS: 212 MAPLEWOOD LANE
NASHVILLE, TN 37207

MAP & PARCEL #60-4-56

FIELD BOOK #12DZ-10890

EXHIBIT "A"

LAND in DAVIDSON County, Tennessee, being part of Tract No. 2, on the Plan of the REAL ESTATE OF WILLIAM PHILLIPS, DECEASED, of record in Book 57, page 21, Register's Office for said County, and known as Tract No. 5 on the Map of a Subdivision of part of said Tract No. 2 for TYREE B. HARRIS, and described according to a survey by Geo. W. Watkins, Surveyor, dated May 5, 1950, as follows:

BEGINNING at a point in the centerline of Maplewood Lane, at the common corner of Tract Nos. 4 and 5, being the Northeast corner of the property conveyed to James D. Brinlee and wife, by deed of record in Book 2020, page 582, Register's Office for said County; thence with the line between said tracts, and along Brinlee's easterly line, southerly 764.8 feet to a point; thence easterly 150 feet to a point in the West line of the land conveyed to A. C. Williams by deed of record in Book 664, page 308, said Register's Office; thence northerly along what was Williams' westerly line, 764.8 feet to the center line of Maplewood Lane; thence with the center line of said Lane, westerly 150 feet to the point of BEGINNING.

Included in the above described property, but expressly excluded from this conveyance is the following described property having been conveyed to O. M. Denton, Hoyt Elliott, and John E. Wilson, as Trustees constituting the Local Board of Trustees of the Meridian Street Church of God, of record in Book 4514, page 121, and having been re-recorded in Book 4529, page 215, Register's Office for DAVIDSON County, Tennessee, described as follows:

BEING part of Tract No. 2, on the Plan of the REAL ESTATE OF WILLIAM PHILLIPS, DECEASED, of record in Book 57, page 21, Register's Office for said County, being the South part of Tract No. 5 on the Map of a SUBDIVISION OF PART OF said TRACT NO. 2 FOR TYREE B. HARRIS, and described according to a survey of Georama Land Surveying, dated May 17, 1971, as follows:

BEGINNING at a point in the easterly line of the property conveyed to R. C. Bradford and wife, of record in Book 2855, page 60, said point being South 04 degrees 30 minutes West 394.8 feet from a point in the center line of Maplewood Lane; thence continuing with the easterly line and along a fence, South 04 degrees 30 minutes West 370 feet to an iron pin; thence North 82 degrees 15 minutes West 150 feet to an iron pin; thence North 04 degrees, 30 minutes East 470 feet to a point; thence South 82 degrees 15 minutes 150 feet to the point of beginning containing 1.27 acres, more or less.

BEING the same property conveyed to CARROLL HALL, by deed from Robert White Ridge and Janice Ridge, of record in Book 7552, page 705 and re-recorded in Book 8144, page 42, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

MARILYN SUE HALL, wife of CARROLL HALL A/K/A CARROLL W. HALL, joins in to convey any interest she may have by reason of her marital status in subject property.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____ CON TAX 444.00
WD. 16.00

**FOR** _____

| | |
|---|---|
| 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 |

BOOK **11585** PG. **697**

TOTAL 463.00

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RECEIPT # 1494541

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1494541