PREPARED BY (AND RETURN TO): BOOK 11618 PAGE 587

WILKINS & IVEY
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W & I Ref: (sk) Title No: 41060
Dav. Co. File: Box 8

99 AUG 13 AM 11:07
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
06240048

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Spruce Street Baptist Church 511 20th Avenue North Nashville, TN 37203	SAME

TAX MAP-PARCEL NUMBERS: 092-11-048

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 160,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marcella D. Nanni, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Spruce Street Baptist Church,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the southerly part of Lot No. 14, all of Lot No. 15 and the northerly part of Lot No. 16 on the Plan of the Satterwhite Subdivision of the Cooper Addition, as of record in Book 332, page 100, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of 20th Avenue North at a point 295.3 feet north of the northerly margin of Clifton Avenue, said point being the northeast corner of the property conveyed to Lucile C. Satterwhite by deed from S.T. Satterwhite, of record in Book 394, page 240, said Register's Office; thence with the westerly margin of 20th Avenue North northwardly 94 feet to the southeast corner of the property conveyed to T. C. King and wife, by deed from J. Fred Hathcock, of record in Book 877, page 157, said Register's Office; thence with said King's southerly line westwardly 134 feet, more or less, to the easterly margin of an alley marked "Closed" on said Plan; thence with said alley southwardly 77.6 feet, more or less, to the northwest corner of said Satterwhite's property; thence with the northerly line of same, eastwardly 142.5 feet, more or less, to the beginning.

BEING the same property conveyed to John J. Nanni and wife, Marcella D. Nanni by deed from W.O. James and wife, Grace James of record in Book 5821, page 790, said Register's Office, with the said W.O. James and wife, Grace James reserving a life estate in subject property. The said W.O. James has since died. By deed of record in Book 10495, page 618, said Register's Office, the said Grace James conveyed her life estate in subject property to Marcella D. Nanni, unmarried.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan of record in Plat Book 332, Page 100, said Register's Office.

This instrument is executed on behalf of Marcella D. Nanni by John R. Nanni as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 511 20th Avenue North, Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of August, 1999.

Marcella D. Nanni

Marcella D. Nanni, By: John R. Nanni, Atty-In-Fact

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 160,000.00

John R. N

Affiant

Sworn and subscribed before me on the 12th day of August, 1999.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

Wldoc: Deed Wty—12/92

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 **John R. Nanni**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Marcella D. Nanni**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 12th day of August, 1999.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: Marcella D. Nanni

TO: Spruce Street Baptist Church

5804 08/13 0101 03CHECK 607.00

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

John R. Nanni, Affiant

Sworn to and subscribed before me this

12th day of August, 1999.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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

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0624048

IDENTIF. ↑ REFERENCE

99 AUG 13 AM 11:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
160000.00
CON TX 592.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 607.00
CHECK 607.00

08/13/99 01 11:06 0001 5804

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1503966