bk 35



| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Lake Providence Missionary Baptist Church, Inc.<br>c/o JLS Realty<br>Attention: Jerrold Smith<br>402 BNA Drive Building 100, Suite 201<br>Nashville, Tennessee 37217 | NEW OWNER | Part of Map 172, Parcel 79 |
| This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JEH)<br>P.O. Box 198062, Nashville, Tennessee 37219 | | |

# SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **ALMO PROPERTIES LLC**, a California limited liability company (successor by merger with ALMO PROPERTIES, a California general partnership) ("**Grantor**"), has bargained and sold, and hereby transfers and conveys to **LAKE PROVIDENCE MISSIONARY BAPTIST CHURCH, INC.**, a Tennessee corporation ("**Grantee**"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all of Grantor's rights in and to that Easement described in the Special Warranty Deed and Reservation and Grant of Easement dated November 4, 1998, of record in Book 11189, page 612, in the Register's Office for Davidson County, Tennessee (the "**Property**").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of November, 1999.

Notary Public
My Commission Expires: 1-26-2003

0591437.01
110024-002 09/16/1999

99 NOV -2 PM 3:22
REGISTER
DAVIDSON COUNTY, TN.

RECEIVED
REGISTER'S OFFICE

065428

067 11/02 01010 3CHECK 37.00

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. All matters of record.

3. All matters which would be revealed by a survey or inspection of the Property.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through or under Grantor.

Executed as of the 27 day of October, 1999.

**ALMO PROPERTIES LLC,**
a California limited liability company (successor by merger with ALMO PROPERTIES, a California general partnership)

By: _____

Its: Executive Vice President

This is unimproved property.

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

BOOK 11728 PAGE 374

State of California

County of Los Angeles

On 10/27/99 (Date) before me, Virginia H. St. Jean (Name and Title of Officer (e.g., "Jane Doe, Notary Public"))

personally appeared Daria A. Alpert (Name(s) of Signer(s))

X personally known to me – **OR** – ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

VIRGINIA H. ST. JEAN
Commission # 1103963
Notary Public — California
Los Angeles County
Comm. Expires Oct 12, 2000

WITNESS my hand and official seal.

Virginia H. St. Jean
Signature of Notary Public

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

## Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: 10/27/99 Number of Pages: 2

Signer(s) Other Than Named Above: _____

## Capacity(ies) Claimed by Signer(s)

Signer's Name: Daria A. Alpert

☐ Individual
X Corporate Officer
Title(s): Exec V.P.
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing:
Alma Properties LLC

Signer's Name: _____

☐ Individual
☐ Corporate Officer
Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing:

© 1995 National Notary Association • 8236 Remmet Ave., P.O. Box 7184 • Canoga Park, CA 91309-7184

**[CALIFORNIA NOTARY FORM TO APPEAR HERE]**

BOOK 11728 PAGE 375

**EXHIBIT A**

[LEGAL DESCRIPTION]

## SURVEYOR'S DESCRIPTION

Lot 1 Lodge South

BOOK 11728 PAGE 377

Being a portion of land conveyed to ALMO Properties, L.L.C. as of record in Book 7720, Page 104, R.O.D.C. in the First Civil District, Thirty-First Councilmanic District, Nashville, Davidson County, Tennessee. Being located west of Nolensville Road and north of Celebration Way and being more particularly described as follows:

BEGINNING at an iron pin set at the southeast corner of the Southmark Property as of record in Book 7900, Page 38, R.O.D.C. and also being on the westerly right-of-way of Nolensville Road.

THENCE, with the westerly right-of-way of Nolensville Road along a curve to the left, 447.06 feet said curve having a radius of 2,905 feet, a central angle of 08° 49' 03", a tangent of 223.97 feet and a chord bearing and distance of S 01° 26' 06" W, 446.62 feet to a point at the beginning of a severance line;

THENCE, leaving said right-of-way with the severance line the following calls:

S 80° 39' 24" W, 305.20 feet to an iron pin (set);
N 78° 00' 42" W, 255.00 feet to an iron pin (set);
N 82° 10' 56" W, 257.25 feet to an iron pin (set);
S 59° 18' 27" W, 229.88 feet to an iron pin (set);
N 82° 12' 33" W, 167.74 feet to an iron pin (set);
S 78° 20' 15" W, 105.72 feet to an iron pin (set);
N 41° 49' 47" W, 245.62 feet to an iron pin (set);
S 51° 34' 11" W, 494.25 feet to an iron pin (set);
N 89° 32' 50" W, 257.95 feet to an iron pin (set) on the easterly line of Richter/Dial Builders, Inc., as of record in Book 8803, Page 117, R.O.D.C.;

THENCE, with said easterly line of Richter/Dial Builders, Inc., the following calls:

N 7° 39' 48" E, 142.50 feet to an iron pin (found);
N 14° 42' 58" E, 295.70 feet to an iron pin (found);
N 10° 01' 42" E, 449.78 feet to a pin found on the southerly line of Hickory Heights Partners, L.P. as of record in Book 7948, Page 830, R.O.D.C.;

THENCE, with the southerly lines of Hickory Heights Partners, L.P. and Southmark the following calls:

S 83° 31' 51" E, 537.79 feet to a 3/4 feet iron pipe;
S 83° 00' 54" E, 270.04 feet to an iron pin (set);
S 83° 20' 32" E, 1125.73 feet to the point of beginning.

Containing 1,205,484.10 square feet or 27.67 acres, more or less.

Barge, Waggoner, Sumner and Cannon, Inc.
File 14783-01
November 2, 1998

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11728 PAGE 378

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

06534428

REFERENCE

99 NOV -2 PM 3:22

REGISTER
DAVIDSON COUNTY, TN.

CANT
1000000.00
CON TX 3700.00
PRFEE 1.00
TDEED 24.00
ERR CO
TDEED 24.00-
WDEED 24.00
CFEE 2.00
TOTAL 3727.00
CHECK 3727.00

11/02/99 01 15:23 0001 7077

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

**No.** 1534825