THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

Instr:200004280042275 Page: 1 OF 3
REC'D FOR REC 04/28/2000 2:18:29PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $370.00

ADDRESS NEW OWNER:
The Trustees for
Hermitage Church of God
4316 Central Pike
Hermitage, Tennessee 37076

MORTGAGEE:
NONE

SEND TAX BILLS:
New Owners

MAP-PARCEL:
Map 98
Parcel 4
Field Book #:4D14375

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John D. Waldron and wife, Daisy Bell Waldron,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **The Trustees for Hermitage Church of God,** 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 13th Councilmanic District of Davidson County, Tennessee, and more particularly described as follows according to a boundary survey dated March 24, 1981, prepared by Charles Morgan, Tennessee No. 970.
>
> Beginning at the intersection of the westerly margin of Earhart Road and the northerly margin of Interstate 40; said intersection point being a concrete monument; thence leaving the said margin of Earhart Road and with the margin of Interstate 40 S 89° 21' 53" W 435.78 feet to a concrete monument; thence S 89° 17' W 699.21 feet to a concrete monument; thence S 89° 26' 40" W 495.41 feet to a concrete monument; said concrete monument being situated in the easterly property line of the Thomas Golden Property, as recorded in Book 4759, page 250, Register's Office for Davidson County, Tennessee; thence leaving the said margin of Interstate 40 and with the said easterly property line of Thomas Golden and generally with a fence line N 06° 19' 13" E 291.46 feet to an iron pin by a fence post; said iron pin being a common property corner of the said Thomas Golden Property, the W. L. Hall Property, as of record in Book 2240, page 458, said Register's Office, and the Helen Sullivan Property as of record in Book 1415, page 216, said Register's Office; thence leaving the said easterly property lines of Thomas Golden and W. L. Hall and with the southerly property line of Helen Sullivan and generally with a fence line S 86° 43' 22" E 937.11 feet to an iron pin; said iron pin being a common property corner of the said Helen Sullivan Property and the Orveline Goins Property, as of record in Book 5411, page 428,

said Register's Office; thence leaving said the Helen Sullivan Property and along the southerly property line of the said Ovreline Goins Property, and generally with a fence line S 86° 06' 03" E 673.24 feet to a concrete monument situated in the aforementioned westerly margin of Earhart Road; thence with the said margin of Earhart Road S 03° 00' 33" W 172.19 feet to the point of beginning, containing 8.69 acres, more or less.

Being the same property conveyed to John D. Waldron and wife, Daisy Bell Waldron, by virtue of a deed from Barbara R. Hunter, as of record in Book 6444, page 134, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Route 1, Earhart Road, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including a transmission line easement of record in Book 1174, page 694; Lack of Access to Interstate 40 conveyed away in Book 3285, page 421, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 our hands this 27th day of April, 2000.

John D. Waldron
JOHN D. WALDRON

Daisy Bell Waldron
DAISY BELL WALDRON

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHN D. WALDRON AND WIFE, DAISY BELL WALDRON**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 27th day of April, 2000.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/26/03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$100,000.00.**

C. Michael Courtney
AFFIANT

Subscribed and sworn to before me this 27th day of April, 2000.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/26/03