PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Instr:200005260052619 Page: 1 OF 4
REC'D FOR REC 05/26/2000 9:42:35AM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $337.63

WARRANTY DEED

THIS INDENTURE is made and entered into this 23rd day of May, 2000, by and between JAMES ROBERT WOODSON and MARGARET ANN WOODSON, HUSBAND AND WIFE, hereinafter called GRANTORs, and MADISON GENERAL BAPTIST CHURCH, INC., A TENNESSEE NOT-FOR-PROFIT CORP., hereinafter called GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WE, JAMES ROBERT WOODSON and MARGARET ANN WOODSON, HUSBAND AND WIFE, GRANTORs, do hereby bargain, sell, transfer and convey unto MADISON GENERAL BAPTIST CHURCH, INC., A TENNESSEE NOT-FOR-PROFIT CORP., hereinafter referred to as GRANTEE, its successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 811 OLD HICKORY BLVD., MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, its successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons whomsoever.

GRANTEE covenants that it is a General Baptist church and, as such, is a member of the Portland General Baptist Association. Should said GRANTEE cease to be and cease to do business as a General Baptist church, then and in that event, the herein property shall revert to and be conveyed to the Portland General Baptist Association, a legal entity.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: James Robert Woodson
JAMES ROBERT WOODSON, Signature of Seller

Margaret Ann Woodson
MARGARET ANN WOODSON, Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JAMES ROBERT WOODSON and MARGARET ANN WOODSON, HUSBAND AND WIFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **23rd** day of May, 2000.

Notary Public

My Commission Expires: 5/28/2002

Name and Address of Property Owner:

MADISON GENERAL BAPTIST CHURCH, INC., A TENNESSEE NOT-FOR-PROFIT CORP.

817 OLD HICKORY BOULEVARD, WEST
MADISON, TN 37115

Property Address:

811 OLD HICKORY BLVD.
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 42-10, PARCEL 9

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$91,250.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **23rd** day of **May, 2000.**

Notary Public

My Commission Expires: 5/28/2002

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

MADISON GENERAL BAPTIST CHURCH, INC.

BY: David Brewington
DAVID BREWINGTON, PRESIDENT

BY: Ray Hodges
RAY HODGES, VICE-PRESIDENT

BY: Patricia Hire
PATRICIA HIRE, SECRETARY/Treasurer

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **DAVID BREWINGTON, RAY HODGES AND PATRICIA HIRE,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged THEMSELVES to be PRESIDENT, VICE-PRESIDENT AND SECRETARY of **MADISON GENERAL BAPTIST CHURCH, INC.**, the within named bargainor, a non-profit corporation, and that they as such **PRESIDENT, VICE-PRESIDENT AND SECRETARY**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as **PRESIDENT, VICE-PRESIDENT AND SECRETARY**.

Witness my hand, at office, in Madison, Tennessee
County, this 23, day of May, 2000.

Notary Public

My Commission Expires: 5/28/2002

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Sherry Heights, Section I, as of record in Book 2330, page 41, Register's Office for said County.

Said Lot No. 3 fronts 160 feet on the south side of Old Hickory Boulevard and runs back 283.8 feet on the west line and 160 feet on the east line to a dead line in the rear measuring 199 feet thereon.

BEING the same property conveyed to JAMES ROBERT WOODSON and MARGARET ANN WOODSON, HUSBAND AND WIFE, by Warranty Deed from CLARENCE E. AND ESTHER REDIKER, of record in Book 2693, Page 315, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 42-10, PARCEL 9).

2. All matters as set forth on the Plan of record in Plat Book 2330, page 41, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Easement for right-of-way purposes to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4882, page 147, said Register's Office.

4. Two easement for sewer purposes to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6643, page 782, said Register's Office.