Box 58B

| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Friendship Community<br>Outreach Center<br>1703 Jo Johnston Avenue<br>Nashville, Tennessee 37203 | Same | Map 092-08-0<br>Parcel 140.00 |

This instrument prepared by: David B. Gray Hix Gray & Dennen, PLLC
315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238

## WARRANTY DEED

Instr:20000726007390 4 Page: 1 OF 6
REC'D FOR REC 07/26/2000 1:51:08PM
RECORD FEE: $27.00
M. TAX: $0.00 T. TAX: $555.00

**FOR VALUABLE CONSIDERATION,** the receipt and sufficiency of which are acknowledged, the **Trustees of Friendship Missionary Baptist Church** ("Grantor") have bargained and sold, and hereby transfer and convey to **Friendship Community Outreach Center** ("Grantee"), a Tennessee nonprofit corporation, and its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

**TO HAVE AND TO HOLD** the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

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

All matters as shown on the Plan of record in Plat Book 21, page 136, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 1703 Jo Johnston Avenue, Nashville, Tennessee 37203.

**EXECUTED** this 26th day of July, 2000.

**TRUSTEES OF FRIENDSHIP MISSIONARY BAPTIST CHURCH**, Grantor

**JANIRO HAWKINS**, Pastor and Trustee

**KENNETH WASHINGTON**, Trustee

**CLARA SUBLETT**, Trustee

**ANDRE BELL**, Trustee

**FLORIDA RODGERS**, Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public of the County and State aforesaid, personally appeared Janiro Hawkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Trustee and Pastor of Friendship Missionary Baptist Church, the within named bargainor, a church, and that he, as such Trustee and Pastor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the church by himself as Trustee and Pastor.

Witness my hand, this the 26th day of July, 2000.

**NOTARY PUBLIC**

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/31/04

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public of the County and State aforesaid, personally appeared Kenneth Washington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Trustee of Friendship Missionary Baptist Church, the within named bargainor, a church, and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the church by himself as Trustee.

Witness my hand, this the 26th day of July, 2000.

NOTARY PUBLIC

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/31/04

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public of the County and State aforesaid, personally appeared Clara Sublett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be Trustee of Friendship Missionary Baptist Church, the within named bargainor, a church, and that she, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the church by herself as Trustee.

Witness my hand, this the 26th day of July, 2000.

NOTARY PUBLIC

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/31/04

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public of the County and State aforesaid, personally appeared Andre Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Trustee of Friendship Missionary Baptist Church, the within named bargainor, a church, and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the church by himself as Trustee.

Witness my hand, this the 26th day of July, 2000.

NOTARY PUBLIC

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/31/04

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public of the County and State aforesaid, personally appeared Florida Rodgers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be Trustee of Friendship Missionary Baptist Church, the within named bargainor, a church, and that (s)he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the church by herself as Trustee.

Witness my hand, this the 26th day of July, 2000.

NOTARY PUBLIC

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/31/04

**STATE OF TENNESSEE** )
**COUNTY OF DAVIDSON** )

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Karen Gibson
AFFIANT

Subscribed and sworn to before me this 26th day of July, 2000.

D. B. G.
NOTARY PUBLIC

DAVID B. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:

1/31/04

friendship comm outreach.wd

## EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee described as follows: to-wit:

Beginning on the south side of Line Street 54 feet west from the corner of Addison Avenue, and runs west with said Line Street 60 feet to an alley 130.5 feet east of the corner of Hudson and Line Streets, thence south with said alley 107 feet to a stake, thence East 60 feet to a stake, thence North 107 feet to the beginning, the same being part of Lots Nos. 48 and 49 in J. R. Hudsons Addition, as per plan in Book 21, page 136, Register's Office for Davidson County, Tennessee, to which reference is made and the same fronting 60 feet on the south side of Line Street and running back between parallel lines 107 feet.

Being the same property conveyed to Charles Smith, Mack Patterson, Alonzo Hill and Jimmie Lee Smith, Trustees for Friendship Missionary Baptist Church, their successors in trust and assigns, forever by Installment Deed from C.E.W. Dorris, G.C. Hurt and G.L. Cullum, Trustees for the Jo Johnston Avenue Church of Christ, of record in Book 1854, page 78, Register's Office for Davidson County, Tennessee.

Line Street is now known as Jo Johnston Avenue and Addison Avenue is now known as 17th Avenue North.