L.T. 44

Davidson County DEEDWARR
Recvd: 10/27/00 11:37 3pgs
Fees:15.00 Taxes:529.10

20001027-0106609

Bot 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $143,000.00.

Claudia A Nygaard
Affiant

Subscribed and sworn to before me, this 25th day of October, 2000.

Notary Public

My Commission Expires: 10/25/2003

Address New Owner As Follows:
Claudia A. Nygaard
908 Benton Avenue
Nashville, TN 37204

Send Tax Bills To:
SunTrust Bank
P. O. Box

Map-Parcel Number:
105-09-399

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MT. GILEAD MISSIONARY BAPTIST CHURCH,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CLAUDIA A. NYGAARD**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 45 on the Waverly Land Company's Plan of Lots, of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Benton, formerly Arthington Street, at the corner of Lot Nos. 44 and 45; thence with said Street eastwardly 75 feet to the southwest corner of the property conveyed to Lewis E. Hall and wife, by deed from J. H. Hackney and wife, of record in Book 1725, page 462, Register's Office for said County; thence with Hall's westerly line northwardly to the southwesterly margin of Elliott, formerly Kirkman Avenue, said pint being at all points 75 feet east at right angles from the line between Lots Nos. 44 and 455 on said plan; thence with said Avenue northwestwardly to the southerly margin of an alley; thence with said alley westwardly to the line between said Lot Nos. 44 and 45; thence with the line between said two lots southwardly 250 feet to the beginning.

Being the same property conveyed to Mt. Gilead Missionary Baptist Church by deed from the Estate of Eula Mae Carr, of record in Book 8575, page 278, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to matters shown on the Plan of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

This is improved property known as 908 Benton Avenue, Nashville, TN 37204.

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, its successors and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 25th day of October, 2000.

MT. GILEAD MISSIONARY BAPTIST CHURCH

By: Jonathan Walden, Deacon
John Walden, ~~Trustee~~
Jonathan Deacon

By: Sandra Chapman
Sandra Chapman, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

J.W. (Jonathan) Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN WALDEN,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the ~~Trustee~~ Deacon of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. J.W.

WITNESS my hand, at office, this 25th day of October, 2000.

Notary Public

My Commission Expires: 10/25/2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SANDRA CHAPMAN,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 25th day of October, 2000.

Notary Public

My Commission Expires: 10/25/203