BOX 10-B

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$60,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF **FEBRUARY, 2001.**

Notary Public

MY COMMISSION EXPIRES: **OCTOBER 25, 2003**

(AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 02/05/01 12:42 2pgs
Fees:11.00 Taxes:222.00

20010205-0011002

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **FOURTEENTH AVENUE BAPTIST CHURCH** | **SAME** | **81-10-86** |
| (NAME) **2501 BUCHANAN STREET** | (NAME) | |
| (ADDRESS) **NASHVILLE, TN 37208** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## *WARRANTY DEED*

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **VIVIAN LEACH, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE DEACONS OF THE FOURTEENTH AVENUE BAPTIST CHURCH, THEIR SUCCESSORS IN OFFICE OR THEIR ASSIGNS,** HEREINAFTER CALLED THE GRANTEE, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 55 feet of the westerly 110 feet of the northerly 165 feet of Lot No. 7 as shown on the Map of Cobb's Subdivision of Lot No. 6 of the Subdivision of Harding's Bosley Tract of record in Book 161, page 155, Register's Office for said County.

Said part of said lot fronts 55 feet on the southerly side of Buchanan Street and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Ezell Leach and wife, Vivian T. Leach by deed from Paul Maxey and wife, Carol Jean Maxey, of record in Book 2738, page 639, said Register's Office. The said Ezell Leach having since died.

Vivian Leach, Vivian T. Leach and Vivian O. Leach are one and the same person.

This conveyance is subject to any and all easements, conditions and restrictions of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved( **X** ) property, known as **2409 BUCHANAN STREET, NASHVILLE, TN 37208**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 my hand this 1ST DAY OF **FEBRUARY, 2001.**

Mrs Vivian O Leach
**VIVIAN O. LEACH**

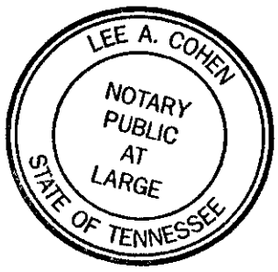
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Vivian O. Leach**, the bargainor(s), 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 and official seal at NASHVILLE , Tennessee this 1ST DAY OF **February, 2001.**

Commission expires: **OCTOBER 25, 2003**




Lee A. Cohen
Notary Public