PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **5th** day of **April, 2001** between **EDD R. TURNER, III and CHARLES GIBSON, JR.** , GRANTOR, and **WOODBINE COMMUNITY ORGANIZATION, and (WCO), INC.** , 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 consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR A COMPLETE LEGAL DESCRIPTION OF ALL THREE TRACTS

The attached legal descriptions are identical to the ones in the previous deeds of record.

The attached legal descriptions have never been the primary residence of either of the grantors nor their spouses.

Davidson County DEEDWARR
Recvd: 04/18/01 15:43 4pgs
Fees:15.00 Taxes:791.80

20010418-0038558

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

EDD R. TURNER, III
Signature of Seller

CHARLES GIBSON, JR.
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **EDD R. TURNER, III and CHARLES GIBSON, JR.** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **5th** day of **April, 2001.**

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 9/28/02

My Commission Expires September 28, 2002

Name and Address of Property Owner:

WOODBINE COMMUNITY ORGANIZATION, and (WCO), INC.
222 Oriel Avenue
Nashville, TN 37210

Property Address:

1705 Delta Ave;1736 Nubell St.;1700 & 1702 10th ave. N
Nashville, TN 37208

Person Responsible for Taxes:

SAME

Parcel #: See Exhibit "A" for all map & parcel Nos. *

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 **$214,000.00** 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.

Gail Marshall
Affiant

Sworn to and subscribed before me, a Notary Public, this **5th** day of **April, 2001.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 28, 2002

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

EXHIBIT "A"

TRACT 1-A:

BEING the southerly 25 feet of Lot No. 218 on the Map of the Town of McGavock, as of record in Book 21, page 23, Register's Office, Davidson County, Tennessee.

Said part of said Lot fronts 25 feet on the easterly side of 10th Avenue North and runs back between parallel lines, along the north margin of Jane Street, 150 feet to an alley.

BEING the same property conveyed to Charles Gibson, Jr., a married man, by deed from Johnny Burroughs and wife, Linda Burroughs, of record in Instrument No. 200006050055540, Register's Office, Davidson County, Tennessee.

Tract also known as:
1700 10th Ave., North, Nashville, Tennessee

TRACT 1-B:

Land in Davidson County, Tennessee, being the north 25 feet of Lot No. 218 on the Plan of the Town of McGavock, as of record in Book 21, page 23, Register's Office for said County.

SAID part of said Lot fronts twenty-five (25) feet on the easterly side of 10th Avenue North and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Charles Gibson, Jr., a married man, by deed from Robert S. Billingsley and wife, Kathryne M. Billingsley, of record in Instrument No. 200006050055540, Register's Office, Davidson County, Tennessee.

Tract also known as:
1702 10th Ave., North, Nashville, Tennessee.

* THESE TWO ADDRESSES HAVE BEEN COMBINED IN THE TRUSTEE'S OFFICE AS ONE (1) MAP & PARCEL NO. WHICH IS THE FOLLOWING: 081-12-O-017.00

TRACT 2:

BEING part of Lot No. 292 on the north Nashville Real Estate Company's Plan of Lots in Nashville, Tennessee, a plan of which is of record in Book 21, page 105, Register's Office for said County, described as follows:

Beginning at a point in the southwesterly margin of Delta Ave., at the common corner of Lots 292 and 294; thence with the line between said lots, south 42 degrees 38' 45" west 134.40 feet to the right of way of Interstate Highway I-265; thence with said right of north 69 degrees 18' 48" west 53 feet, more or less, to a point in the line between Lots Nos. 290 and 292; thence with the line between said two lots northeastwardly 155 feet, more or less to the southwesterly margin of said Delta Avenue; thence with he same southeastwardly 50 feet to the point of beginning.

BEING the same property conveyed to Charles Gibson, Jr, a married man and Edd R. Turner, III, a married man by deed form Oscar R. McKinnie of record in Instrument No. 200008160081063, Register's Office, Davidson County, Tennessee.

The above referenced property is also known as 1705 Delta Ave. Nashville, TN 37208.

* Map + Parcel 081-12-O, 045.00

Continuation:

EXHIBIT "A"

TRACT 3:

LAND in Davidson County, Tennessee, being Lot No. 80 on the Plan of Buena Vista Heights Addition, of record in Book 161, page 19, Register's Office for Davidson County, Tennessee.

SAID Lot No. 80 fronts 50.0 feet on the northerly margin of Nubell Street, formerly Bell Street, and runs back between parallel lines 150.0 feet along the easterly margin of 23rd Avenue, North, to an alley.

BEING the same property conveyed to Edd Turner and Charles Gibson by Successor Trustee's Deed from Michael I. Mossman, Successor Trustee, of record in Instrument No. 200007140069678, Register's Office, Davidson County, Tennessee.

The above referenced property is also known as 1736 Nubell Street, Nashville, TN 37208.

Map + Parcel - 81-2, # 90.