Davidson County DEEDWARR
Recvd: 08/21/01 14:26 2pgs
Fees:13.00 Taxes:111.00
20010821-0090290

New Owners Add

Prepared by:
Frontier Title & Escrow, Inc.
109C East Avenue
Goodlettsville, TN 37072

Send tax bill to:

M.P. Development, LLC
1161 Murfreesboro Pike, Suite 520
Nashville, TN 37217

Map/Parcel 81-16-572

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 17th day of August, 2001, by and between **Church of God Sanctified, Inc.**, party of the first part and **M.P. Development, Inc.**, party of the second part:

WITNESSETH: That for and in consideration of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated in Davidson County, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 and the westerly 4 1/2 feet of Lot No. 4 on the Plan of B.W. Halls' Addition to Nashville of record in Book 17, Page 261 of the Register's Office for Davidson County, Tennessee.

Said Tract, Lot 3 and the Westerly 4 1/2 feet of Lot 4 front together 54 1/2 feet on the Southerly side of Jefferson Street and run back between parallel lines 150 feet more or less to an alley in the rear.

Being a portion of the same property conveyed to Church of Good Sanctified, Inc. by Substitute Trustee's Deed from Renard A. Hirsch, Sr., Substitute Trustee of record in Instrument Number 20001006-0099843, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in free simple forever.

This said party of the first part does hereby covenant with the said party of the second part that as to the title and quiet possession to said real estate it will warrant and forever defend against the lawful claims of all persons claiming the same by, through, or under a written instrument executed by said party of the first part or as the result of an affirmative act of the party of the first part, but not further of otherwise.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

Church of God Sanctified, Inc.

BY: _____
James E. Woodard

TITLE: Office Manager for Church of God

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, James E. Woodard with whom I am personally acquainted and who upon his oath acknowledged himself or herself to be the Office manager of Church of God Sanctified, Inc., a corporation, the within named bargainor and that he or she as such Office Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself or herself as such Office manager.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 17th of August, 2001.

NOTARY PUBLIC

My Commission expires: 4/30/2005

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$30,000.00** which amount is equal to or greater than that which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 17 day of August, 2001.

NOTARY PUBLIC

My Commission Expires: 4/30/2005