WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/29/01 15:17 2pgs
Fees:13.00 Taxes:185.00

20010829-0093894

JACKSON-H01428

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,600.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF July, 2001.

Notary Public

(Affix Seal)

My Commission Expires: 3/15/05

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jackson Street Missionary Baptist Church	Bank of America	92-4-153
931 12th Avenue North	9000 Southside Blvd	
Nashville, TN 37208	jacksonville, FL 32266-0771	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ARTHUR M. MAJORS, JR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JACKSON STREET MISSIONARY BAPTIST CHURCH, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, situated in the City of Nashville, being known as Lot 70 and the South 10 feet of Lot 69, Thomas Harding's First Addition to Nashville, Plat Book 19, page 241, and being more fully described in Deed Book 9185, page 969, recorded on December 14, 1993, among the land records of Davidson County, Tennessee.

Said Lot N. 70 and part of Lot No. 69 front together 50 feet on the westerly margin of 12th Avenue North, formerly Clay Street, and run back between parallel lines, along the notherly margin of an alley 160 feet to another alley in the rear.

Being the same property conveyed to Arthur M. Majors, Jr., by Quitclaim Deed from Arthur M. Majors, Jr. and wife, Betty J. Majors, executed on January 8, 2001, and filed for record on January 31, 2001, at Instrument No. 20010131-0009308, Register's Office for Davidson County, Tennessee; Also being the same property conveyed to Arthur M. Majors, Jr., by Quitclaim Deed from Theresa C. Murphy, a widow, executed on October 26, 1993, and filed for record on December 14, 1993, of record in Book 9185, page 969, Register's Office for said County; and Also being the same property conveyed to Theresa C. Murphy and Arthur M. Majors, Jr., by Deed from Victor Robert Jones and Robin Gooch, executed on August 24, 1987, of record in Book 7339, page 84, Register's Office for said County; and also being the same property conveyed to Nancy Mulloy by Installment Deed from Phillip Klott, of record in Book 1314, page 331, Register's Office for said County. The said Nancy Mulloy, a deceased widow, devised subject property to Victor Robert Jones and Robin Gooch, by Will of record in Will Book 155, page 236, Probate Court Clerk's Office for Davidson County, Tennessee.

This is ( ) unimproved
(X) improved property know as 931 12th Avenue North, Nashville, Tennessee 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do 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 that 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 GRANTEE, 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/our hand(s) this 27th day of July, 2001 :

Arthur M. Majors Jr.
Arthur M. Majors, Jr.

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Melissa D Rogers, a Notary Public in and for said County and State, the within named ARTHUR M. MAJORS, JR., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 27th day of July, 2001.

Notary Public

My Commission Expires: 3/15/05

