Davidson County DEEDWARR
Recvd: 01/08/02 10:54 3pgs
Fees:18.00 Taxes:1850.00
20020108-0002643

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Trustees, McFerrin Missionary Baptist Church 431 W. Old Hickory Blvd. Goodlettsville, TN 37072	Same as New Owner	Map 25 Parcel 60.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MARGARET ELLIS BURTON, joined by her husband, C. R. BURTON, JR., WILLIAM C. BURTON and ROBERT F. BURTON, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto ROBERT MILES McCAIN, JAMES HAYWOOD HILL and HAROLD DEAN WHITTEMORE, Trustees of McFERRIN MISSIONARY BAPTIST CHURCH, formerly and a/k/a McFerrin Avenue Missionary Baptist Church, an unincorporated Church Association, their successors or assigns, hereinafter referred to as the "GRANTEES", a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the Tenth Councilmanic District of Davidson County, City of Goodlettsville, Tennessee, and being more particularly described according to a survey prepared by Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, Job Number 2001-076, Work Order 6765, dated August 3, 2001 and proceeding as follows:

BEGINNING at an iron rod (new) in the northwesterly right of way line of Dickerson Road (U.S. 41, 31-W), an 80 foot right of way, at the northeast property corner of Charles Richmond Burton, Jr. and wife, Margaret Ellis Burton of record in Book 1725, page 489, Register's Office for Davidson County, Tennessee; said iron rod being situated northerly, 1,291 feet, more or less, from the intersection of the northwesterly right of way line of said Dickerson Road and the most northerly right of way line of Old Dickerson Road, as measured along said northwesterly right of way line; thence, leaving the northwesterly right of way line of Dickerson Road and with the northerly property line of the aforementioned Burton property, North 78 deg. 38 min. 29 sec. West, 400.00 feet to an iron rod (new), the northwest corner of Burton; thence, with Burton's westerly line, South 06 deg. 41 min. 07 sec. West, 154.00 feet to an iron rod (new) in the northerly property line of Charles H. Ellis and wife, Annie Mae Ellis, of record in Book 1583, page 125, Register's Office for Davidson County, Tennessee; thence, with the northerly property line of Ellis, in part, North 84 deg. 20 min. 42 sec. West, 171.11 feet to an iron rod (old) at the northeast property corner of Lot 3 as shown on the Final Plat of Cherry Tree of record in Book 5200, page 78, Register's Office for Davidson County, Tennessee; thence, with the northerly line of said Lot 3, North 84 deg. 20 min. 42 sec. West, 957.49 feet to a concrete monument (old) at the northeast property corner of Richard W. Lanius and wife, Sheela Nan Lanius, of record in Book 9460, page 222, Register's Office for Davidson County, Tennessee; thence, with the northerly property line of said Lanius, North 83 deg. 24 min. 50 sec. West, 128.31 feet to a concrete monument (old) at the northeasterly property corner of Thomas S. Jackson of record in Book 3949, page 168, Register's Office for Davidson County, Tennessee; thence, with the northerly property line of said Jackson, North 83 deg. 21 min. 16 sec. West, 815.14 feet to a 24 inch Hackberry tree; thence, North 06 deg. 36 min. 47 sec. East, 374.00 feet to an iron rod (old) at the southwest corner of Lot 1, Ruth Sisco Subdivision of record in Book 6250, page 952, Register's Office for Davidson County, Tennessee; thence, with the south line of said Lot 1, South 82

deg. 36 min. 29 seconds East, 464.31 feet to an iron rod (old) at the southwest corner of Lot 2 of the aforementioned Ruth Sisco Subdivision; thence, with the south line of said Lot 2 and the south line of Lot 1 and Lot 2 in part as shown on the Final Plat entitled "Resubdivision of Lot No. 3, Ruth Sisco Subdivision" of record in Book 8250, page 211, Register's Office for Davidson County, Tennessee, South 83 deg. 00 min. 03 sec. East, 1034.09 feet to an iron rod (old) in the south line of said Lot 2; thence, with the south line of said Lot 2, in part, and Lot 3 of the aforementioned plan of Resubdivision of Lot No. 3, Ruth Sisco Subdivision, South 82 deg. 45 min. 41 sec. East 515.96 feet to an iron rod (old); thence, North 13 deg. 01 min. 05 sec. West, 25.12 feet to an iron rod (old); thence, South 83 deg. 04 min. 43 sec. East, 93.62 feet to an iron rod (old) at the southwesterly property corner of Goodlettsville Free Will Baptist Church of record in Book 8818, page 378, Register's Office for Davidson County, Tennessee; thence, with the south property line of said Goodlettsville Free Will Baptist Church, South 83 deg. 52 min. 29 sec. East, 56.95 feet to an iron rod (old); thence, South 06 deg. 47 min. 17 sec. West, 24.34 feet to an iron rod (old); thence, South 82 deg. 57 min. 51 sec. East, 128.70 feet to an iron rod (old) at the southwest property corner of Ernest R. Light, Jr., et ux, of record in Book 4269, page 841, Register's Office for Davidson County, Tennessee; thence, with the south property line of said Light, South 83 deg. 01 min. 44 sec. East, 250.26 feet to an iron rod (old) on the northwesterly right of way line of Dickerson Road; thence, with said northwesterly right of way line, South 23 deg. 30 min. 28 sec. West, 222.09 feet to the Point Of Beginning and containing 833,125 square feet or 19.126 acres, more or less, as calculated by the above courses and distances.

BEING the same property conveyed to C. Herbert Ellis and Annie Mae Ellis, by deed of record in Book 972, page 272, Register's Office for Davidson County, Tennessee. And the said C. Herbert Ellis a/k/a Charles H. Ellis a/k/a C. H. Ellis, died, testate, predeceased by his wife, Annie M. Ellis, and under the terms and provisions of the Last Will and Testament of Charles H. Ellis filed for record in Will Book 135, page 659, in the Office of the Probate Court for Davidson County, Tennessee, the property is now vested as follows: Margaret Ellis Burton, a one-half (1/2) undivided interest, William C. Burton, a one-fourth (1/4) undivided interest, and Robert F. Burton, a one-fourth (1/4) undivided interest.

The foregoing description was prepared from a survey by Ragan-Smith Associates, Inc., dated August 3, 2001.

This is unimproved property located on Dickerson Pike, Goodlettsville, TN 37072.

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 and assigns, forever.

And we, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2002, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due. The property will be subject to Greenbelt Rollback taxes, if and when the property is subdivided.

2. Subject to any and all matters as they may appear on the unrecorded survey by Ragan-Smith Associates, Inc., dated August 3, 2001.

Joinder of Spouse: C. R. BURTON, JR., husband of MARGARET ELLIS BURTON, joins in this conveyance to convey any and all right, title or interest which he may have in and to the real property described herein, marital or otherwise.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Margaret Ellis Burton
MARGARET ELLIS BURTON

Wm. C Burton
WILLIAM C. BURTON

ROBERT F. BURTON

C R Burton Jr.
C. R. BURTON, JR.

"GRANTEES"

McFerrin Missionary Baptist Church

BY: Robert Miles McCain
ROBERT MILES McCAIN, Trustee

BY: James Haywood Hill
JAMES HAYWOOD HILL, Trustee

BY: Harold Dean Whittemore
HAROLD DEAN WHITTEMORE, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET ELLIS BURTON, C. R. BURTON, JR., WILLIAM C. BURTON, and ROBERT F. BURTON, 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 the 4th day of January, 2002.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT MILES McCAIN, JAMES HAYWOOD HILL, and HAROLD DEAN WHITTEMORE, Trustees of McFERRIN MISSIONARY BAPTIST CHURCH, formerly and a/k/a McFerrin Avenue Missionary Baptist Church, an unincorporated Church Association, 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 the 4th day of January, 2002.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC LARGE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Robert Miles McCain
Affiant

Sworn to and subscribed before me, this the 4th day of January, 2002.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires Dec. 6, 2005