WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/21/02 11:14 2pgs
Fees:13.00 Taxes:3163.50

20020221-0022218

DON K. HEAD JR. NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $855,000.00

Paul A. Baggett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF FEBRUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: 4-24-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Millersville Assembly of God, Inc.	Millersville Assembly of God, Inc.	026-13-0 015.00
(NAME) 705 Rivergate Pkwy	(NAME) 705 Rivergate Pkwy	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **First Southern Financial Services, Inc. formerly known as Eckhardt Realty CorporationTrustee for the JD Rivergate Land Trust**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Millersville Assembly of God, Inc., a Tennessee Corporation**, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson county, state of Tennessee, described as follows, to-wit:

A tract of land in the Second Civil District, City of Goodlettsville, Davidson County, Tennessee, being generally located west of Two Mile Parkway and east of Interstate 65; and being more particularly described as follows:

BEGINNING at an existing iron pin on the westerly margin of Two Mile Parkway at the southeast corner of Shell Oil Company of record in Book 4070, Page 330, R.O.D.C. TN; thence,

With said west margin of Two Mile Parkway S 19 deg. 03 min. 48 sec. E 12.19 feet to a point; thence,

Leaving said west margin of Two Mile Parkway with a curve to the right 60.50 feet to a point; said curve having a radius of 40.00 feet, a central angle 86 deg. 39 min. 07 sec., tangent 37.73, and chord bearing and distance of S 24 deg. 15 min. 43 sec. W 54.89 feet; thence,

S 67 deg. 35 min. 18 sec. W 399.25 feet to a point; thence,

N 19 deg. 03 min. 50 sec. W 481.83 feet to an iron pin set on the east margin of Interstate 65; thence,

With the easterly margin of Interstate 65 N 37 deg. 40 min. 29 sec. E 323.15 feet to an existing iron pin; thence,

With the westerly boundary of Mahesh Patel of record in Book 9767, page 157, R.C.D.C. Tn. S 19 deg. 05 min. 44 sec. E 393.59 feet to an existing concrete monument; thence,

S 18 deg. 44 min. 19 sec., E 199.61 feet to an existing railroad spike; thence,

N 67 deg. 39 min. 24 sec. E 167.21 feet to the point of beginning.

Containing 159.985 square feet or 3.67 acres more or less.

BEING part of the same property conveyed to Echardt Realty Corporation, Trustee for the J. D. Rivergate Land Trust, by deed of record in Book 10311, page 784, Deed of Correction in Book 10756, page 591 and Deed of Correction in Book 10908, page 570, said Register's Office. The said Eckhardt Realty Corporation named was changed to First Southern Financial Services, Inc. of record in Book 11763, page 390, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated.

unimproved ☐

This is improved ☒ property, known as 705 Rivergate Pkwy, Goodlettsville, TN 37072

(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 and 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 our hands this 19th day of February, 2002.

First Southern Financial Services, Inc. formerly known as Eckhardt Realty Corporation Trustee for the JD Rivergate Land Trust

By: _____
Robert J. Notestine, III, President

Attest: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The foregoing instrument was signed and acknowledged before me, a notary public, personally appeared Robert J. Notestine, III, as President, of First Southern Financial Services, Inc. formerly known as Eckhardt Realty Corporation, a Tennessee Corporation, as Trustee for the JD Rivergate Land Trust and being authorized so to do signed the foregoing instrument on behalf of the corporation for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 19th day of February, 2002.

Commission expires: 4-24-2002

_____
Notary Public

DON K. HEAD JR. NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE