Box 14-A
1786-1

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,000.00

Angela Baldock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April, 2002

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 30 2004 DAVIDSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| TERRY GRIMES (NAME) | New Owner (NAME) | MAP 081-16 |
| 1033 Scovel Street (ADDRESS) | (ADDRESS) | PARCEL 301 |
| Nashville, TN (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, CHURCH OF GOD SANCTIFIED, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TERRY GRIMES, UNMARRIED AND VERA WALLER, UNMARRIED, as joint tenants with right of survivorship

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:

TRACT 4 PARCEL 1
LAND in Davidson County, Tennessee, being the easterly half of Lot No. 25 on the Plan of McGavock, Wetmore and Others, First Addition to Nashville called the Town of McGavock, as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 24 fronts 25 feet on the southerly side of Scovel Street and runs back between parallel lines 150 feet, more or less, to the northerly margin of Madison Street.

TRACT 4 PARCEL 2
LAND in Davidson County, Tennessee, being the westerly half of Lot No. 25 in McGavock, Wetmore and Others, First Addition to Nashville, called "the Town of McGavock", a plan of which is of record in Book 21, Page 23, Register's Office for said County.

SAID westerly half of Lot No. 25 fronts 25 feet on the southerly side of Scovel Street and runs back between parallel lines, 157 feet, more or less, to the northerly margin of Madison Street.

CONTINUED ON PAGE TWO

unimproved ( )
This is improved (X) property, known as 1033 Scovel Street, Nashville, TN
(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 my hand this 5th day of April, 2002

CHURCH OF GOD SANCTIFIED, INC.

By: James E. Woodard, National Trustee

James E. Woodard, a National Trustee

Davidson County DEEDWARR
Recvd: 04/10/02 09:47 2pgs
Fees:13.00 Taxes:77.70

20020410-0043980

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

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 and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the a National Trustee and _____ respectively of the CHURCH OF GOD SANCTIFIED, INC. the within named bargainor, a corporation, and that he as such a National Trustee and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James E. Woodard as such a National Trustee, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 5th day of April, 2002.

My commission expires _____

_____
Notary Public

CONTINUATION OF LEGAL

BEING the same property conveyed to Church of God Sanctified, Inc. by Substitute Trustee's Deed from Renard A. Hirsch, Sr., Substitute Trustee, of record in Instrument No.: 20001006-0099843, Register's Office for Davidson County, Tennessee.

THIS conveyance is 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 and assumed by the Grantee(s) herein.

JIM R. VANDER
NOTARY PUBLIC
DAVIDSON COUNTY
MAY 30 2004