WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Sandra Joyner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: .

My Commission Expires MAY 28, 2003 (AFFIX SEAL)

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/18/02 15:58 2pgs
Fees:13.00 Taxes:425.50

20020618-0073875

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lion of Judah Church, Inc.	Lion of Judah Church, Inc.	081-07-0-333.00
(NAME)	(NAME)	081-07-0-334.00
1201 Clay Street	1923 /1925 12th Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208	Nashville, TN 37208	
(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, Eric D. Martin, Sr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lion of Judah Church a/k/a Lion of Judah Church, Inc., 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 One: Land in Davidson County, Tennessee, being Lot No. 102 and part of the north part of Lot No. 101 on the Map of Cephas Woodard's Plan of Lots, as of record in Book 161, page 174, Register's Office for said County, and described as follows:

Beginning at the southwest intersection of Clay Street and 12th Avenue North; thence with the margin of Clay Street westerly 115 feet to an alley; thence with the margin of the same southerly 67.5 feet to a point; thence easterly parallel to Calyx Street 43.9 feet to a point; thence northerly 5.5 feet to a point; thence easterly parallel to Clay Street, 71.1 feet to the west margin of 12th Avenue north; thence with the margin of the same northerly 62.6 feet to the beginning.

Tract Two: Land in Davidson County, Tennessee, being part of Lot No. 101 on the Plan of Cephas Woodard's Subdivision of Lot Nos. 5 and 6 of the Woodard Property, as of record in Book 161, page 174, Register's Office for said County, described according to a survey made by Watkins and Murray Surveyor, March 19, 1947 as follows:

Beginning at an iron pin on the westerly margin of 12th Avenue North, formerly Epps Avenue at the corner of Lots Nos. 100 and 101; thence with said Avenue, northwardly 37.4 feet to an iron pin; thence westwardly 71.1 feet; thence southwardly 5.5 feet; thence westwardly 43.9 feet to an iron pin in the easterly margin of an alley; thence with said alley, southwardly 32.5 feet to an iron pin at the corner of said Lots Nos. 100 and 101; thence with the line between said two lots and a fence, eastwardly 115 feet to the beginning.

Being the same property conveyed to Eric D. Martin, Sr., by deed from Cofer's Chapel Free Will Baptist Church, of record in Book 10384, page 568, said Register's Office.

This is not the principle residence of the within named Grantor.

unimproved ☐

This is improved ☒ property, known as 1923 /1925 12th Avenue, 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 10th day of June, 2002.

Eric D. Martin Sr.

STATE OF TENNESSEE

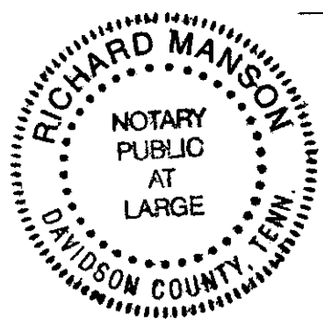
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric D. Martin, Sr. the bargainor, 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 and official seal at Nashville, Tennessee this.

Commission expires:

Notary Public



My Commission Expires MAY 28, 2006