Davidson County DEEDWARR
Recvd: 11/07/02 13:48 3pgs
Fees:18.00 Taxes:314.50
20021107-0137422

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WARRANTY DEED

This Indenture made this **30th** day of **September, 2002** between **Fifteenth Avenue Baptist Community and Development Corporation,** , GRANTOR, and **Terry Tucker** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

LAND in Davidson County, Tennessee,being the southerly 33 feet of Lot No. 38, C.M.Holt's lan, of record in Book 21, page 33, Register's Office for said County and being known as Lot No. "E" on the survey of Lot Nos. 38, 39, and 40 of said Plan, by Harvey Gee, dated February 27, 1950.

SAID lot "E" fronts 33 feet on the east side of 11th Avenue North and runs back between parallel lines along the north line of Lot No. 37, a distance of 137 feet more or less to an alley. And the southerly 33 feet of Lot No. 38 has been sold and recorded in Instrument Number 20011300131491, Register's Office for Davidson County,Tennessee.

Being the same property conveyed to Fifteenth Avenue Baptist Church Community Development Corporation by Quit Claim Deed from The Metropolitan Development and Housing Agency of record in Instrument No. 20001250105741, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 21, page 33, and Instrument No. 200010250105741, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 932 11th 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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **30th** day of **September, 2002.**

Fifteenth Avenue Baptist Community

Alberta B. McClellan

~~Alberta~~ **B. McClellen Executive Director**

Alberta a Bmcc

Development Corporation

County of Davidson

State of Tennessee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared ~~Alberta B~~ Alberta aBmcc. McClellen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her self to be the Executive Director of the Fifteenth Avenue Baptist Community, and that he/she as such Executive Director executed the foregoing instrument for the purpose therein contained by signing the name of Fifteenth Avenue Baptist Community by him/her self as Executive Director. Witness my hand and official seal this 30th day of September, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/29/03

AUBREY L. HAGER III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires March 29, 2003

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $85000

Affiant

Subscribed and sworn before me this 30th day of September, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/29/03

AUBREY L. HAGER III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires March 29, 2003

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Terry Tucker
932 11th Avenue North
Nashville, Tennessee 37208

Send Tax Bills to:
Capital Bank and Trust Company
1820 West End Avenue
Nashville, Tennessee 37203

Map & Parcel Number:

Map 81-16 Parcel 697.00

File No. 02-706

Exhibit "A"

Legal Description

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Being the same property conveyed to Terry Tucker by Warranty Deed from Fifteenth Avenue Baptist Community and Development Corporation of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.