WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/05/02 15:17 2pgs
Fees:13.00 Taxes:55.50

20021205-0150196

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Sidney P. McHarry Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: May 28, 2003.
(AFFIX SEAL)

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

My Commission Expires MAY 28, 2003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meharry Church of God Sanctified	Meharry Church of God Sanctified	081-16-0 467.00 081-16-465.00 081-16-0-467.00
(NAME) 1212 Meharry Blvd.	(NAME) Same	
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(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, Lillian Dunn Thomas and Valeria Thomas Spann, both unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Meharry Church of God Sanctified, 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 I
Land in Davidson County, Tennessee, being the southerly 37.5 feet of the northerly 75 feet of Lot No. 11 on the Map of Hardings Plan of Lots, as of record in Book 19, page 241, Register's Office for said County.

Said part of said lot fronts 37.5 feet on the easterly side of 14th Avenue North and runs back between parallel lines 60 feet more or less to the easterly side of 14th Avenue North and runs back parallel lines 60 feet more or less to the easterly line of the lot.

Being the same property conveyed to H.E. THOMAS AND WIFE, LILLIAN D. THOMAS, by deed from HORACE COLLIER, LULA MAE HARPER, MARCELLA LOW, BERNICE ALDERSON, JOE HARPER AND WIFE, LULA MAE HARPER, of record in Book 2804, page 307, said Register's Office, the said H.E. Thomas having since died.

Tract II
Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Harding's First Addition to Nashville, as of record in Book 19, page 241, Register's Office for said County.

Being the same property conveyed to HAROLD E. THOMAS AND WIFE, LILLIAN A. THOMAS, by deed from FLEM B. OTEY, JR. AND WIFE, EDITH OTEY, of record in Book 2294, page 566, said Register's Office. The said Harold E. Thomas having since died.

Tract III
Land in Davidson County, Tennessee, being the northerly 37 ½ feet of Lot No. 11 of the Plan of Harding's First Addition to Nashville as of record in Book 19, page 241, Register's Office for said County.

Said part of Lot No. 11 fronts 37 ½ feet on the easterly side of 14th Avenue North, formerly Watkins Street, and runs back between parallel lines, with the southerly margin of an alley 36 feet, more or less, to the east line of said lot.

Lillian A. Thomas, Lillian Dunn Thomas, and Lillian D. Thomas are one in the same person.

Being the same property conveyed to LILLIAN A. THOMAS, by deed from MRS. CARRIE M. DENNEY, of record in Book 1911, page 338, as to an undivided ½ interest and being the same property conveyed to HAROLD E. THOMAS, AS TO A ½, by deed from C.M. DENNEY, of record in Book 2149, page 504, the said Harold E. Thomas having since died. The will of Harold E. Thomas of record in Will Book 91, page 102, Davidson County Probate Clerks Office devised the subject property to Lillian A. Thomas, for life, with remainder to Valeria Thomas Spann, in fee simple, as to a ½ interest.

unimproved ☒

This is improved ☐ property, known as 14th Avenue North, Nashville, TN 37208

(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 20th day of November, 2002.

Lillian Dunn Thomas

Valeria Thomas Spann By Lillian A. Thomas

By: Lillian A. Thomas Attorney-in-Fact

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 Lillian D. Thomas, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

On this the 20th day of November, 2002, before me personally appeared Lillian A. Thomas, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Valeria Thomas Spann, and who acknowledged that she executed the same as the free act and deed of the said Valeria Thomas Spann by virtue of that Power of Attorney, duly executed by the said Lillian A. Thomas and appearing of record in Instrument No._____, of Register's Office of Davidson County, TN.

Witness my hand and official seal at Nashville, Tennessee this 20th day of November, 2002.

Commission expires: May 28, 2003

Richard Manson Notary Public

My Commission Expires MAY 28, 2003