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Davidson County DEEDWARR
Recvd: 01/08/03 11:33 2pgs
Fees:13.00 Taxes:888.00
20030108-0003324

This Instrument Prepared By:
THOMAS I. BOTTORFF, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Iglesia de Dios Pentecostal M.I. Peniel 5411 Pennsylvania Avenue Nashville, TN 37209	Owner	09106021400 and 09106021500

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 240,000.00 .

Affiant

Subscribed and sworn to before me this 3rd day of January, 2002.

Notary Public

My Commission Expires:

August 3, 2005

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Peniel *

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Phillip A. Smith, and wife, Nancy F. Smith,** ***who joins in this conveyance for the purpose of conveying any marital interest she may have in and to the subject property,*** ("Grantor") by these presents do hereby transfer, sell and convey to **Iglesia de Dios Pentecostal M. I.** ("Grantee") its successors and assigns, a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to wit:

Tract I: A certain tract or parcel of land in Davidson County, Tennessee described as follows, to wit: Being Lot Nos. 1318 and 1320 of Block No. 35, Plan No. 2 of West Nashville, as of record in Book 57, page 172, Register's Office for said County. Said Lots 1318 and 1320 front together 50 feet on the southerly side of Pennsylvania Avenue and run back between parallel lines 150 feet to an alley.

Tract II: Land in Davidson County, Tennessee being Lot Nos. 1322 and 1324 of Block No. 35, Plan No. 2 of West Nashville, as of record in Book 57, page 172, Register's Office for said County. Said Lot Nos. 1322 and 1324 front together 60 feet on the southerly side of Pennsylvania Avenue and run back between rarallel lines 150 feet to an alley.

Being the same property conveyed to Phillip A. Smith, a married person, by Warranty Deed of March Egerton, an unmarried person, dated January 31, 2002, and being recorded as Instrument No. 20020201-0014411, Register's Office for Davidson County, Tennessee.

This is improved property known as 5411 Pennsylvania Avenue, Nashville, TN 37209.

This conveyance is subject to:

1. Property taxes for 2002 and subsequent years to The Davidson County, Trustee, a lien now due and payable, but not yet delinquent.
2. The Plan of Record in Book 57, page 172, Register's Office for Davidson County, Tennessee.
3. All matters of public record.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to **Iglesia de Dios Pentecostal M. I. ,** its successors and assigns forever.

AND the Grantor does hereby covenant with **Iglesia de Dios Pentecostal M. I.** that he is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to the said real property to the said **Iglesia de Dios Pentecostal M. I.** and its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 3rd day of January 2003.

GRANTORS:

Phillip A. Smith

Nancy F. Smith

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Barbara S. Lamb, a Notary Public in and for said county and state, the within named **Phillip A. Smith and Nancy F. Smith,** with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the bargainors herein, and further acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 3rd day of January, 2003.

My Commission Expires:

August 3, 2005

Notary Public

NOTARY PUBLIC AT LARGE