FILE BOX 45

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 02/03/03 11:21 2pgs
Fees:13.00 Taxes:55.50

20030203-0014479

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 20 03

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan Eaton d/b/a Vintage Builde	NEW OWNER	MAP 83-13
(NAME)	(NAME)	
1519 Russell Street		PARCEL 11
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, Miracle Baptist Church

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dan Eaton d/b/a Vintage Builders

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:

Land in Davidson County, Tennessee, being the southerly 40 feet of Lot No. 204 on the Plan of East Edgefield as of record in Book 21, Page 147, Register's Office for said County.

Said part of Lot No. 204 fronts 40 feet on the westerly side of South 11th Street (formerly Smith Avenue) and runs back 185.8 feet on the southerly line and 184 feet more or less on the northerly line to an alley measuring 40 feet thereon.

Being part of the same property conveyed to Miracle Baptist Church by Quitclaim Deed from Bobby R. Pugh and wife, Dorothy Pugh of record in Instrument 200005020043820, said Register's Office. See also deed of record in Book 8240, Page 434, said Register's Office.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 21, Page 147, said Register's Office.

unimproved (X)
This is improved ( ) property, known as 210 S. 11th Street, Nashville, TN 37206
(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 our hand s this 31st day of January, 20 03

Miracle Baptist Church

By: Larry Maxwell
Larry Maxwell, Trustee

By: Mike Webb
Mike Webb, Trustee

By: L.C. Green
L.C. Green, Trustee

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 _____ 20_____ .

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 _____Larry Maxwell , Mike Webb, and L.C. Green_____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon ___their___oath(s) acknowledged ___themselves___ to be the ___Trustees___ and _____ respectively of the _____Miracle Baptist Church_____ the within named bargainor, ~~a corporation~~, and that ___they___ as such ___Trustees___ 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 _____Larry Maxwell, Mike Webb, and L.C.Green_____ as such ___Trustees___ , and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____Nashville, TN_____ on this the ___31st___ day of ___January___ 20___03___ .

My commission expires _____January 29, 2005_____

_____
Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.