File #200390180

Davidson County DEEDWARR
Recvd: 04/04/03 10:00 2pgs
Fees:13.00 Taxes:499.50

20030404-0044584

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of April, 2003.

Notary Public

MY COMMISSION EXPIRES: 8-12-07

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trustees of the Scottsboro First Baptist Church	SAME	Map: 17 & 17.01
(NAME) 5253 Old Hickory Blvd.	(NAME)	
(ADDRESS) Nashville TN 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, FRANCES A. BEARD, AN UNMARRIED PERSON, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto TRUSTEES OF THE SCOTTSBORO FIRST BAPTIST CHURCH, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 13th, formerly the 25th Civil District, of Davison County, Tennessee, described as follows:

Tract I

Beginning on the northerly margin of Back Creek Road, at the southwest corner of the second tract in Deed from James Orinn Simpkins to Clarence E. Pagen, Sr., and wife, of record in Book 1786, page 35, Register's Office for said County; thence with the northerly margin of said road, North 78 1/2° East, 100 feet; thence northerly 222 feet to the northerly line of said second tract herein before mentioned; thence with said line North 88° West, 104 feet, to the easterly line of said Simpkin's land; thence with said line South 11 ½° East , 248.8 feet, to the beginning.

Tract II

Beginning at a stake one the westerly margin of Old Hickory Boulevard 991 feet south of the north east corner of the original tract containing 74 acres, more or less, being the property conveyed to James Orinn Simpkins and wife, by Deed from Lula Holt, et al, of recording Book 796, page 279, Register's Office for said County; thence North 73° West, 9-9/25 poles to a stake in an old fence row; thence South 21-1/4 ° West, 25 1/25 poles, to a stake in C.H. Holman's line; thence with Holman's line North 83 1/2 ° East, 12-13/25 poles, to a stake in the westerly margin of Old Hickory Boulevard; to the beginning, continuing 1-1/3 acres, more or less.

Tract III

Beginning at a stake in C.H. Holman's line, 12-13/25 poles West of the westerly margin of Old Hickory Boulevard, being the southwest corner of Tract No. 1 on said survey; thence with the line between said Tracts Nos. 1 and 2, North 21-1/4 ° East, 15-3/5 poles to a point; thence South 84-1/2° West, 19 poles; thence North 88° West, 19-2/5 poles; thence South 11-1/2° East, 15-2/25 poles to a point in the northerly margin of Back Creek Road; thence with said road, North 78-1/2° East, 15-22/25 poles; thence South, 88-1/2° East, 10-21/25 poles to the beginning, containing 2 acres, more or less.

Being the same property conveyed to Frances A. Beard, unmarried, by Warranty Deed of record in Book 8681, Page 678, said Register's Office.

Unimproved ( )
This is improved (X) property, known as 5267 Old Hickory Blvd., Nashville, TN 37218
(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 GRANTEE, its successors and assigns forever; and Grantor covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hands this 2nd day of April, 2003.

Frances A. Beard

STATE OF Tennessee

COUNTY OF Davidson

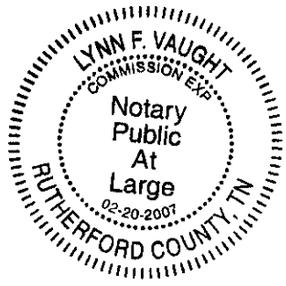
Before me, the undersigned Notary Public, personally appeared Frances A. Beard, an unmarried person who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of April, 2003.

Lynn F. Vaught

Notary Public

My Commission Expires: 2-20-07



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129