Book 11

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/31/03 15:52 2pgs
Fees:13.00 Taxes:314.50

20030731-0108957

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

THIS INSTRUMENT WAS PREPARED BY
BTE, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kayne Avenue Baptist Church	Kayne Avenue Baptist Church	105-1-323 & 105-1-324
(NAME) 1111&1113 12th Avenue South	(NAME) 1025 12th Ave S	
(ADDRESS) Nashville, TN 37203	(ADDRESS) NASHVILLE, TN 37203	
(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, Thelma Clanton, *HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kayne Avenue Baptist Church, 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:

*unmarried

Tract 1 Being the southerly 38 feet of Lot No. 3 and the northerly 6 feet of Lot No. 4 on the Plan of the S.P. Ament Home Place, of record in Book 57, Page 34, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 3 and 4 front together 44 feet on the westerly side of Twelfth Avenue, South, and run back 155 feet, more or less, on the northerly line, and 159 feet, more or less, on the southerly line, to an alley measuring 44 feet thereon.

Tract 2 Being the southerly 44 feet of Lot No. 4 in the Plan of S.P. Ament Home Place, fronting on the westly side of Twelfth Avenue, South, and running back between parallel lines 159 feet more or less, to an alley, said Plan being registered in Book 57, Page 34, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thelma Clanton by Quitclaim Deed of record in Instrument No. 20001212-0122285, Register's Office for Davidson County.

unimproved
This is improved x property, known as 1111&1113 12th Avenue South, Nashville, TN 37203
(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 28th day of July, 2003.

Thelma Clanton
Thelma Clanton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Witness my hand and official seal at Nashville, Tennessee this 28th day of July, 2003.

Commission expires:

See next page
Richard Manson Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public, for said county and State, *, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of July, 2003.

Commission expires:

Richard Manson Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007