LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$140,000.00**

By Pluey M. Breen, Pastor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
St. Ann ~~Catholic Church~~ Parish	St. Ann ~~Catholic Church~~ Parish	91-15-155
(NAME)	(NAME)	
322 52nd Avenue North	5101 Charlotte Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, MIKE RODEN, MARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ST. ANN'S ~~CATHOLIC CHURCH~~ PARISH, 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 a lot and improvements, as of record in Book 1196, page 105, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

LAND beginning on the easterly margin of 52nd Avenue North, formerly 11th Street, at a point 375 feet southerly margin of Charlotte Avenue; thence with the easterly margin of 52nd Avenue, southerly fifty feet; thence at right angles easterly one hundred and forty feet to the westerly margin of a proposed 40 foot alley or street, thence with the westerly margin of said alley or street northerly fifty feet; thence westerly one hundred and forty feet to the beginning.

Being the same property conveyed to Mike Roden, an unmarried person by deed from James W. Dorris and wife, Christina W. Dorris of record in Book 9623, page 830 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record and Property Taxes for the current year.

The Grantor is married, but the above described property was never used as the primary residence.

unimproved ☐

This is improved ☒ property, known as **322 52nd Avenue North, Nashville, TN 37209**
(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 9th day of October, 2003.

Mike Roden

Mike Roden

Davidson County DEEDWARR
Recvd: 10/10/03 08:12 2pgs
Fees:13.00 Taxes:518.00

20031010-0150503

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 Mike Roden, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of October, 2003.

Commission expires: July 21, 2007

Shannon Philbin Notary Public

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007