47

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/29/03 10:13 3pgs
Fees:18.00 Taxes:592.00

20031029-0159135

G-1750-F

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 2003

NOTARY PUBLIC AT LARGE Kathy J. Byers
Kathy J. Byers, Notary Public
My Commission Expires September 24, 2005

MY COMMISSION EXPIRES: 9/24/05
STATE OF TENNESSEE
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Covenant Of the Cross Church (NAME)	New Owner (NAME)	MAP 42-9
916 W. Old Hickory Boulevard (ADDRESS)	(ADDRESS)	PARCEL 2
Madison, TN 37115 (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, Grace Church, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Covenant Of the Cross Church, a non-profit corporation

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 Lots Nos. 8 and 9 of the "Locust Hill" Plan, not of record, being a resubdivision of part of Tract No. 1 of the Gleaves Land, located in the 11th, formerly the 19th Civil District of said County, as per plan recorded in Book 42, Page 643, Register's Office for said County, and described according to a survey thereof made by S. E. Davis, Surveyor, as follows:

Beginning at a point in the southerly margin of Old Hickory Boulevard 800 feet easterly from the southeast corner of Dickerson Pike and Old Hickory Boulevard; being the common corner of Lots Nos. 7 and 8 on said Locust Hill plan; thence, with the southerly margin of Old Hickory Boulevard, easterly 200 feet to the common corner of Lots Nos. 9 and 10 on said plan; thence southerly with the line between Lots No. 9 and 10, 364.6 feet to a dead line; thence with said dead line, westerly and parallel with the southerly margin of Old Hickory Boulevard 200 feet to a point, the common corner of Lots 7 and 8 on said plan; thence northerly with the line between Lots 7 and 8, 364.6 feet to the beginning.

INCLUDED in the above-described property but expressly EXCLUDED from this conveyance is property conveyed to Metropolitan Government of Nashville and Davidson County for an easement, of record in Book 4824, Page 673, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at the point of intersection of the east boundary of the Billy B. Thornton property and the south margin of Old Hickory Boulevard, thence along the said south margin eastwardly 200 feet to a point, thence South 10 deg. 10

CONTINUED

unimproved ( )
This is improved (X) property, known as 916 W. Old Hickory Boulevard, Madison, TN 37115
(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 October, 2003

Grace Church, Inc.
By: Ronald Denton
Ronald Denton, President

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

min. west 14 feet, more or less to a point, thence along the meander of the slope eastwardly 201 feet more or less to a point in the said east margin, thence along the said east margin North 10 deg. 10 min. east 16 feet more or less, to the point of beginning, and containing 3025 square feet.

BEING the same property conveyed to Delton Denton, Wayne Bryson and Richard Jackson, Trustees, Grace Church of God, by deed from Glen E. Hickman and Winston C. Hickman, of record in Book 9841, Page 916, Register's Office for Davidson County, Tennessee. Said property having been conveyed to Grace Church, Inc., by Quitclaim Deed from Thomas Claiborne, successor in interest to Delton Denton, Wayne Bryson, and Vicki Warren successor in interest to Richard Jackson, Trustees, Grace Church of God, of record in Instrument No. 20030113-0005157, Register's Office for Davidson County, Tennessee.

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 _____, _____.

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 Ronald Denton and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Grace Church, Inc. the within named bargainor, and corporation, and that he as such President 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 Ronald Denton as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville, TN on this the 28th day of October, 2003.

My commission expires 9/24/05

Kathy J Byers
Notary Public

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

NOTARY PUBLIC
AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE