WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/03/03 15:16 2pgs
Fees:13.00 Taxes:314.13
20031203-0174077

BRENDA ANNE WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
First United Pentecostal Church	First United Pentecostal Church	114-08-58
(NAME)	(NAME)	
5100 Wyoming Avenue	Part of Lot 58, Charlotte Pike	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Nashville, TN	
(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, Donald L. Smith and wife, Victoria Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO First United Pentecostal 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:

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as Part of Lot 58, Charlotte Pike, Nashville, TN

(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 hands this 21st day of November, 2003.

Donald L Smith

Victoria Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Donald L. Smith and wife, Victoria Smith , 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 21st day of November, 2003.

Commission expires:

Notary Public

BRENDA ANNE WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

EXHIBIT A

Being a portion of the Donald L. and Victoria Smith property (Deed Book 9389, page 702) in the Eighth Civil District of Davidson County, Tennessee and being further described as follows:

Commencing on an iron rod (old), as set by RLS #213, at the southeast corner of the aforementioned Smith property, said rod being North 63 degrees 21' West – 584.3' from the centerline of Sowyer Brown Road and Charlotte Pike intersection;

Thence, with the south line of Smith, South 89 degrees 08' 20" West – 37.48', the northeast corner of First United Pentecostal Church property (Deed Book 11601, page 980);

Thence, continuing with First United, South 88 degrees 19' 19" West – 411.76' to an iron rod (new), the Trust Point of Beginning.

Thence, from the True Point of Beginning, South 88 degrees 19' 19" West – 179.02' to an iron rod (new) in the north line of Frank E. and Gail E. Mondelli property (Deed Book 11276, page 643) and at the southeast corner of William P. Hulan property (Deed Book 2042, page 523);

Thence, with the east lines of Hulan F. L. Evans (Deed Book 8075, page 953) and William P. and Francis Hulan (Deed Book 5460, page 951), North 01 degrees 27' 50" East – 260.14' to an iron rod (new) at the southwest corner of John Preston and Jackie Hulan (Deed Book 5460, page 948);

Thence, with the south line of Hulan, South 88 degrees 53' 01" East – 113.60' to an iron rod (new) at the southwest corner of Martha Sue Hulan (Deed Book 10273, page 163);

Thence, with the south line Hulan, North 88 degrees 47' 14" East – 53.36"' to an iron rod (new);

Thence, on a new severance line of Smith, South 01 degrees 12' 46" East – 253.79' to the Point of Beginning and containing. 1.02 acres more or less according to a survey by Jerry Swords, Jr., of S & A Surveying, Inc., 306 Bluegrass Circle, Lebanon, Tennessee, dated September 2, 2003.

Being part of the same property conveyed to DONALD L. SMITH AND WIFE, VICTORIA SMITH, by deed of record in Book 9389, page 702, said Register's Office.