Box 1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/03 09:58 2pgs
Fees:13.00 Taxes:370.00

20031230-0183628

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

X _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23RD DAY OF DECEMBER, 2003.

_____ Notary Public

MY COMMISSION EXPIRES: August 17, 2004 (AFFIX SEAL) 6-17-07

NOTARY PUBLIC HEREFORD CO. TEN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lakeshore Christian Church, a Tennessee Corporation	OWNER	150-00-0-258.00
(NAME)	(NAME)	136-00-0-144.00
3325 Anderson Rd		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, Matthew Denike, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lakeshore Christian Church, a Tennessee 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 the 2nd Civil District of Davidson County, Tennessee, an depicted on a survey by MEC, Inc., dated 12/11/98, and as further described as follows:

Beginning in the easterly margin of Anderson Road at the northwest corner of the Malcolm L. Barrett Property, as recorded in Book 5060, Page 184; thence along said margin N 11 degrees 12' 54" E 180.00 feet; thence leaving Anderson Road and along the southerly line of Lakeshore Christian Church, as in Book 5223, Page 994, S 85 degrees 20' 45" E 261.82 feet; thence along the lines of Section 2-A Chelsea of Priest Lake, as of record in Book 6250, Page 423, and crossing the terminus of Gondola Drive, S 16 degrees 52' 49" W 190.84 feet; thence, along southern margin of said Gondola Drive, S 73 degrees 07' 11" E 26.40 feet; thence, along a curve to the left, an arc distance of 17.67 feet, said curve having a radius of 398.21 feet, and a chord of S 74 degrees 23' 27" E 17.67 feet; thence leaving Gondola Drive, S 14 degrees 20' 16" W 12.24 feet; thence along the northerly line of the aforementioned Barrett property, N 79 degrees 33' 16" W 284.52 feet to the point of beginning and containing 1.12 acres more or less.

Being the same property conveyed to Matthew Denike by deed of record in Book 11299 page 246 AND **Instrument** 20031230018362 7**, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

Tina Denike joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☒
This is improved ☐ property, known as 3319 1.12 acres Anderson Road, Antioch, TN 37013
(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/our hand(s) this 23rd day of December, 2003.

Matthew Denike

Tina Denike

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 **Matthew Denike and wife** TINA DENIKE the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 23rd day of December, 2003.

Commission expires: ~~8/20/07~~ 6-17-07

Notary Public

GARY B. FISHER NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.