This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
4300 Sidco Drive, Suite 201
Nashville, TN 37204

Return To:R-1431

**Jack Case Wilson**
**Title Associates**
**103 Maple St.**
**Smyrna, TN 37167**

Davidson County DEEDWARR
Recvd: 02/11/04 08:35 2pgs
Fees:13.00 Taxes:290.45

20040211-0016282

MARK WAYNE BELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires November 27, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $78,500.00.

Affiant

Subscribed and sworn before me this the 30th of January, 2004.

Notary Public
My commission expires:

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Martis R. Brown<br>1209 Saturn Dr.<br>Nashville, TN 37217 | ~~NEW OWNER~~<br>Columbia National<br>P.O. Box 3050<br>Columbia, MD 21045-6050 | 120-02-0-65.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, The Trinity Church of the Nazarene, Inc., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Martis R. Brown, Unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 187 on the Plan of Stardust Acres Subdivision, as of record in Book 1424, page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

PROVIDED, HOWEVER, THAT THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT FOR PARKING PURPOSES, WHICH EASEMENT INCLUDES THAT PORTION OF SAID LOT BEGINNING AT A LINE FORTY (40) FEET IN THE REAR OF THE RESIDENCE CURRENTLY LOCATED ON SAID LOT AND PARALLEL TO THE REAR LINE OF SAID LOT, AND EXTENDING FROM SAID LINE TO THE REAR LOT LINE; SAID EASEMENT AREA INCLUDING ALL OF THAT PORTION OF SAID LOT BETWEEN SAID LINES. GRANTOR SHALL BE PERMITTED TO IMPROVE THAT PORTION OF SAID LOT. SAID IMPROVEMENT SHALL INCLUDE BUT NOT BE LIMITED TO PAVING, EXCAVATING, INFILL, LIGHT AND ALL OTHER IMPROVEMENT ASSOCIATED WITH A PARKING AREA OR NECESSARY TO COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.

Being the same property conveyed to The Trinity Church of the Nazarene, Inc. by deed from Allen E. Register and wife, Twyla Y. Register by deed dated September 12, 1983, of record in Book 6135, page 626, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1209 Saturn Dr., Nashville, TN 37217.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 30th of January, 2004.

Trinity Church of the Nazarene

By: Greg Lawrence
President GREG LAWRENCE

Trinity Church of the Nazarene

By:
Secretary OREN FRAZIER

STATE OF **Tennessee**
COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Greg Lawrence**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon **his** oath acknowledged **himself** to be the **President** of the within named bargainor, a corporation, and that **he** as such **President**, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said **Greg Lawrence** as such **President**.

Witness my hand and official seal at Nashville, Tennessee, on this the 30th day of January, **2004**.

MARK WAYNE BELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

My Commission Expires: My Commission Expires November 27, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Oren Frazier, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged Oren Frazier to be the SECRETARY of the within named bargainor, a corporation, and that Oren Fra' as such SECRETARY, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Oren Frazier as such SECRETARY.

Witness my hand and official seal at NASHVILLE, TENNESSEE, on this the 30th day of January, 2004.

Notary Public

My Commission Expires:

MARK WAYNE BELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires November 27, 2004