THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22539-03-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $50,000.00. Affiant Subscribed and sworn to before me this 31st day of March, 2004. Notary Public My Commission Expires:

WILLIAM I. CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner: Anderson W. Williams, Kathleen C. Williams 513 Fatherland Street Nashville, TN 37206	**Send Tax Bills To:** New Owners	**Tax Information:** Map No. 082 15 Parcel No. 206.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Trustees of Tulip Street United Methodist Church**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anderson W. Williams and wife, Kathleen C. Williams** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 513 Fatherland Street, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of March, 2004.

Trustees of Tulip Street United Methodist Church

BY: Austin G. Ragan
Austin G. Ragan

BY: James Murray
James Murray

BY: Frances Southerland
Frances Southerland

BY: Alma Smith
Alma Smith

BY: Don Spain
Donald Spain

BY: Mary Grifith
Mary Grifith

BY: Larry Creekmur
Larry Creekmur

BY: Donny Hooper
Donny Hooper

BY: Ginger Powell
Ginger Powell

Davidson County DEEDWARR
Recvd: 04/14/04 08:56 4pgs
Fees:23.00 Taxes:185.00

20040414-0041735

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.: 412-48-1578

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Austin G. Ragan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2004.

Notary Public

My Commission Expires: My Commission Expires JULY 22, 2007

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frances Southerland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2004.

Notary Public

My Commission Expires:

My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald Spain, 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, at office, this 31st day of March, 2004.

Notary Public

My Commission Expires:

My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Larry Creekmur, 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, at office, this 31st day of March, 2004.

Notary Public

My Commission Expires:

My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ginger Powell, 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, at office, this 31st day of March, 2004.

Notary Public

My Commission Expires:

My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Murray, 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, at office, this 31st day of March, 2004.

Notary Public

My Commission Expires:

My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alma Smith, 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, at office, this 31st day of March, 2004.

Notary Public

My Commission Expires:

My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Grifith, 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, at office, this 31st day of March, 2004.

Notary Public

My Commission Expires:

My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donny Hooper, 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, at office, this 31st day of March, 2004.

Notary Public

My Commission Expires:

My Commission Expires SEPT. 30, 2006

EXHIBIT "A"

Being part of Lot 9 and all of Lots 9 and 10 of Zollicoffer's Plan of Lots, of record in Book 19, page 162, Register's Office for Davidson County, Tennessee, described according to a survey made by Barge, Waggoner & Sumner, Engineers, dated April 7, 1971, as follows:

Beginning at an iron pin in the north margin of Fatherland Street, said pin being located 150 feet West from the northwest intersection of Fatherland and South Sixth Street; thence with the margin of Fatherland Street, South 65 deg. 15' West, 98 feet to an iron pin; thence North 25 deg. 27' West, 170 feet to an iron pin in the south margin of Alley No. 260; thence with the margin of same, North 65 deg. 15' East 98 feet to an iron pin; south 25 deg. 27' East, 170 feet to the beginning.

Being the same property conveyed to Trustees of the Tulip Street United Methodist Church by deed dated 1/28/72 from The Nashville Housing Authority of record in Book 4572, Page 663, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s)
2. Restrictive covenants contained in an instrument of record in Book 3368, page 23, and contained in Deed of record in Book 4572, page 663, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record in Book 19, page 162, Register's Office for Davidson County, Tennessee.