Davidson County DEEDWARR
Recvd: 04/14/04 16:05 3pgs
Fees:18.00 Taxes:1998.00

20040414-0042275

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th

DAY OF April 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/12/2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

R. Patrick Parker Suite 1R, 631 Second Avenue South, Nashville, Tennessee 37210

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS	
The Rivergate Church of Christ, Madison, Davidson County, Tennessee	Same	Map	34-5
		P/O Parcel	98
201 Alta Loma Road			
Madison, Tennessee 37115			

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND AS PART OF AN INTERNAL REVENUE CODE (IRC) SECTION 1031 TAX DEFERRED EXCHANGE, AND SUCH OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **W. RODGER GILES, INC., a Georgia corporation**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **THE RIVERGATE CHURCH OF CHRIST, MADISON, DAVIDSON COUNTY TENNESSEE,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

A tract of land in the Second Civil District of Davidson County, City of Goodlettsville, Tennessee. Being a portion of Lot No. 17 as shown on the map of Alta Loma Subdivision as recorded in Plat Book 421, Page 44, R.O.D.C., Tennessee and being more particularly described as follows:

Beginning at a concrete monument set on the west right-of-way line of Gleaves Street (50 foot right-of-way). Said monument being the southeast corner of the one lot subdivision for the Rivergate Skate Center as recorded in Plat Book 5190, Page 8, R.O.D.C., Tennessee; thence,

1. Continuing with said right-of-way line, southwestwardly with a 502.50 foot radius

curve to the left 147.77 feet to an existing iron pin; said curve has a chord bearing and distance of S22°20'44"W 147.24 feet; thence

2. Continuing with said right-of-way line, S13°57'19"W, 2.23 feet to an iron pin set; thence,

3. Leaving said right-of-way line, with a new line N64°59'05"W, 200.02 feet to an iron pin set; thence

4. N22°24'31"E, 156.81 feet to an iron pin set in the south line of the one lot subdivision for the Rivergate Skate Center; thence

5. Continuing with said south line S62°52'22"E, 200.00 feet to the point of beginning and containing 30,000 square feet or 0.69 of an acre, more or less.

Property is a portion of Parcel (98) as shown on Davidson County Property Map No. 34-5 and also being a portion of the same property conveyed to Charles Galbreath as of record in Deed Book 6978, Page 167, R.O.D.C., Tennessee.

Said Parcel being more specifically described as Lot No. 1 on the re-subdivision of Lot 17 and Part of 18 as filed of record by survey of Ragan-Smith-Murphy & Associates, Inc. in Book 6900, Page 176, Register's Office for Davidson County, Tennessee.

Said conveyance is subject to a fifteen (15) feet utility easement along Gleaves Road to construct, repair, and maintain water service line or other utilities as are necessary. Such easement is shown on Plat of Record in Book 6900, Page 176, R.O.D.C., Tennessee.

Said conveyance is also subject to any other existing easements, restrictions or matters of public record.

Being the same property conveyed to W. Rodger Giles, Inc., a Georgia corporation, by deed from Charles Galbreath and wife, Joyce Galbreath, of record in Book 7091, Page 295, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 115 Gleaves Street, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever: and we so covenant with the said GRANTEE 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 successors and assigns, to warrant and forever defend the title to the said GRANTEE, her 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 12th day of April, 2004.

GRANTOR:

W. RODGER GILES, INC., a Georgia corporation

By: W. Rodger Giles

Its: President

STATE OF GEORGIA
COUNTY OF Columbia

Personally appeared before me, Stephanie Quebedeaux, a Notary Public, W. Rodger Giles, ~~Inc.~~, with whom I am personally acquainted, and who acknowledged that he is the President of W. Rodger Giles, Inc., a Georgia corporation and the Grantor herein, and being authorized to do so executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of April, 2004.

Notary Public Stephanie Quebedeaux

My commission expires:

STEPHANIE E. QUEBEDEAUX
Notary Public, Columbia County, Georgia
My Commission Expires June 20, 2005

STEPHANIE E. QUEBEDEAUX NOTARY PUBLIC COLUMBIA COUNTY, GA