WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/06/04 15:37 2pgs
Fees:13.00 Taxes:259.00

20040506-0052039

PICK-UP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STEPHANIE J. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES NOVEMBER 26, 2005

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, Inc., 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven B Hicks	Steven B Hicks	103-3-74
(NAME)	(NAME)	
5107 Idaho Avenue	5107 Idaho Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Nashville, TN 37209	
(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, First United Pentecostal Church, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven B. Hicks, Married, 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 Davidson County, Tennessee, being parts of Lots 23 and 24 on the Map of Realty Savings Bank and Trust Co.'s Revised Plan of West extension of Charlotte Park Company's 1st Addition of record in Book 421, page 18, Register's office for Davidson County, Tennessee.
Said parts of said lots adjoin and front together 50 feet on the south side of Idaho Avenue and run back between parallel lines parallel to and 240 feet west of the west margin of 51st Avenue North 160 feet to a dead line.

Being the same property conveyed to JAMES ROBBINS, CARL DUGAN AND I. A. DUGAN, AS TRUSTEES OF THE FIRST UNITED PENTECOSTAL CHURCH, by deed of record in Book 4754, page 860, said Register's Office.

This is not the principle residence of the grantee.

unimproved ☐

This is improved ☒ property, known as 5107 Idaho Avenue, Nashville, TN 37209

(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 hand this 3rd day of May, 2004.

First United Pentecostal Church

By: Garlon Crossno

Garlon Crossno, Secretary/Treasurer

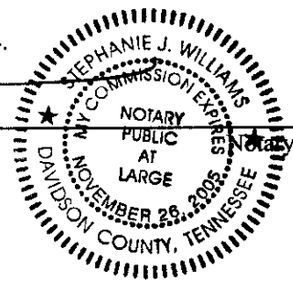
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Garlon Crossno**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Secretary/Treasurer** of **First United Pentecostal Church**, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as **Secretary/Treasurer.**.

Witness my hand and official seal at Nashville, Tennessee this 3rd ~~day of May~~, 2004.

Commission expires: 11/26/05



Notary Public