Davidson County DEEDWARR
Recvd: 05/10/04 12:50 3pgs
Fees:18.00 Taxes:3237.50
20040510-0053083

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2040103

Send Tax Bills To:
New Owner is:
Goodlettsville United Pentecostal Church
733 Old Dickerson Pike
Goodlettsville, TN 37072

New Owner is:
Goodlettsville United Pentecostal Church
733 Old Dickerson Pike
Goodlettsville, TN 37072

MAP:25-67.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Minta Jackson, as heir of Thomas S. Jackson** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Anthony Hopper, Trustee and Robert McDonald, Trustee for Goodletsville United Pentecostal Church**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Containing 49.49 acres, more or less, being lots Nos. 4, 3, the southwest part of lot No. 2, and the southwest part of lot No. 1 on the map of J.H. Cartwright Lands, of record in Minute Book "J", pages 528 and 529, County Court for said County, and being designated as lot No. 1 on the survey of two tracts of land of J.H. Cartwright in the 10th Civil District, made by Z.J. Wilkinson, Surveyor, March 31, 1943, and described as follows:

Beginning at a stake in the center of the Old Dickerson Road, at the southwest corner of lot No. 4 on the map of J.H. Cartwright Lands; thence with the center line of the Old Dickerson Road, north 70 degrees east 200 feet to a stake; thence north 67 degrees east 500 feet to a stake; thence north 70 degrees east 400 feet to a stake; thence north 77 degrees east 500 feet to a stake; thence north 75 degrees east 100 feet to a stake; thence north 47 degrees east 100 feet to a stake; thence north 35 degrees east 87 feet to a stake in the westerly margin of U.S. Highway No. 41, and being the southwest corner of lot No. 2 on the survey of two tracts above mentioned; thence north 50 degrees west, with the southwesterly margin of tract No. 2, 1530 feet to a stake in the south boundary line of Ellis' property, being 100 feet west of a 30 inch oak in a branch; thence with Ellis' south boundary line, north 89 degrees 30 minutes west 943 feet to a hackberry, Ellis' southwest corner; thence north 0 degrees 30 minutes west, along the westerly margin of the Ellis lands and the L.M. Binkley lands, 605 feet to a rotten hickory stump in V.B. Cunningham's line; thence with Cunningham's line, north 55 degrees west 572 feet to a stone; thence north 90 degrees west 187 feet to a stone in Morris Cunningham's line; thence with Cunningham's line, south 22 degrees east 2805 feet to point of beginning, containing 61.19 acres.

Including but excluding, therefrom a tract of land conveyed to Frank G. Hall, doing business as Empire Service Company, by deed from Zack Q. Myers and wife, of record in Book 2639, page 6007, Register's Office for said County, Described as follows:

Being parts of lots Nos. 1 and 2 on the Map of J.H. Cartwright Lands, of record in Minute Book "J", pages 528 and 529, of the County Court for said County, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, February 21, 1956, as follows:

Beginning on the westerly right-of-way line of the Old Dickerson Pike at the intersection of said right-of-way

line and the northwestern boundary line of the property conveyed to the City of Nashville, by deed from Carolyn C. Hite and husband, of record in Book 2291, page 153, Register's Office for said County; thence with said right-of-way south 32 degrees 45 minutes west 89 feet, south 37 degrees west 83.5 feet, south 51 degrees west 59 feet, south 60 degrees 15 minutes west 32 feet, south 67 degrees 15 minutes west 29 feet, and south 70 degrees 45 minutes west 107 feet to an iron pin; thence north 34 degrees 30 minutes west 464 feet to an iron pin; thence north 40 degrees 30 minutes west 664 feet to an iron pin; thence north 31 degrees 30 minutes west 303.5 feet to an iron pin; thence south 50 degrees 50 minutes east 1460 feet to the beginning, containing 6.2 acres, more or less.

Also including but excluding therefrom, a tract of land conveyed to Frank G. Hall, doing business as Empire Service Company, by deed from Zack Q. Myers and wife, of record in Book 2639, page 609, Register's Office for said County, described as follows:

Being part of lot No. 2 on the Map of the J.H. Cartwright Lands, of record in Minutes Book "J", pages 528 and 529 of the County Court for said County, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, January 6, 1957, as follows:

Beginning on the northwesterly right-of-way of the Old Dickerson Pike, at the southwest corner of the property conveyed to Empire Service Company, by deed from Zack Q. Myers and wife, of record in Book 2499, page 605, Register's Office for said County; thence with the western boundary line of the said Empire Service Company property, north 34 degrees 30 minutes west 464 feet, north 40 degrees 30 minutes west 664 feet and north 31 degrees 30 minutes west 303.5 feet to a concrete monument at the north corner of the said Empire Service Company property; thence north 50 degrees 35 minutes west 38 feet to a concrete monument in a fence line; thence with said fence, south 86 degrees west 129.1 feet to a concrete monument; thence south 30 degrees 30 minutes east 1,114.9 feet to a concrete monument; thence south 13 degrees 09 minutes east 297 feet to the northwesterly right-of-way of said Pike; thence with same, north 81 degrees 26 minutes east 250 feet and north 82 degrees 01 minutes east, 84.4 feet to the beginning, containing 5.5 acres, more or less.

Leaving after said Exceptions, 49.49 acres, more or less.

Being the same property conveyed to Thomas S. Jackson from Pauline Barton Jackson by Deed dated October 18, 1965 and recorded October 21, 1965 in Book 3949, page 168, Register's Office for Davidson County.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

Thomas S. Jackson died on June 6, 2002 State File Number 0203609, leaving Minta Jackson as his sole heir at law.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of February, 2004.

GRANTOR:

Minta Jackson

Minta Jackson,

Heir of Thomas S. Jackson

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Minta Jackson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of April, 2004.

Notary Public

My Commission Expires: 7/21/07

MICHAEL K. RADFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $875,000.00

Affiant

SWORN TO and subscribed before me this 30th day of April, 2004.

NOTARY PUBLIC
My commission expires:

K. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMM. EXP.