RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, SUITE 300
NASHVILLE, TN 37215

**BOX 10-A**

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/24/04 10:18 2pgs
Fees:13.00 Taxes:185.00
20040624-0074976

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 THE 23RD DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gonzalo Amaya | Gonzalo Amaya | |
| (NAME) 2333 Smith Springs Rd | (NAME) SAME | 135-220.00 |
| (ADDRESS) Nashville TN 37217 | (ADDRESS) | |
| (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, **AFRICAN CHRISTIAN SCHOOLS FOUNDATION, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **GONZALO AMAYA,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a parcel of land in the 2nd Civil District of Davidson County, Tennessee, located at 2345 Smith Springs Road and shown on tax map 135 as parcel 220.0 and more accurately described according to a survey by Donald W. Fortner, TRLS #1072, dated 1-22-96, as follows:

Beginning at an iron pin in the southerly margin of Smith Springs Road; said pin being the northwest corner of the property conveyed to Mable Ellis in Deed Book 3616, page 187, Register's office for Davidson County, Tennessee, and also being the northeast corner of the property conveyed to Glenn W. Thornton in Deed Book 2243, page 581, thence with the southerly margin of Smith Springs Road with a curve to the right 36.40 feet having a radius of 761.81 feet and a chord bearing of South 55 deg. 59' East 36.40 feet to a concrete monument, thence continuing with another curve to the right 181.43 feet having a radius of 716.17 feet and a chord bearing of South 47 deg. 21' East 180.95 feet to an iron pin marking the northwest corner of the adjoining property conveyed to William H. Ellis and Vivian Ellis in deed Book 1943, page 14, thence along an existing fence line established in accordance with an agreement between the adjoining property owners as recorded in deed book 6104, page 406, South 26 deg. 46' West 245.85 feet to a corner fence post, thence South 12 deg. 09' East 150.54 feet to a corner fence post, thence South 06 deg. 14' West 376.04 feet to an iron pin at a corner fence post, thence continuing with an existing fence line North 85 deg. 24' West 150.00 feet to an iron pin, thence with the common line between Mable Ellis and Glenn Thornton North 06 deg. 57' East 877.88 feet to the point of beginning and containing 2.53 acres, more or less.

Being the same property conveyed to African Christian Schools Foundation by Executor Quitclaim Deed from C. Edward Coomer, Executor of the Estate of Anna Mable Ellis, of record in Book 10057, page 784, in the Register's Office for Davidson County, Tennessee.

Any and all restrictions contained in the Will of Anna Mable Ellis restricting the sale of the property by African Christian Schools Foundation were removed pursuant to Order of the Chancery Court of Davidson County, Tennessee filed for record in Instrument No. 20040608-0067854, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); and (b) permanent drainage easement of record in Book 8462, page 466, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 2345 Smith Springs Road, Nashville, TN 37217
(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 23rd day of June, 2004.

African Christian Schools Foundation, Inc.

By: E. Henry Huffard, Jr.
E. Henry Huffard, Jr., President

STATE OF

COUNTY OF

Before me, the undersigned, of the state and county aforementioned, personally appeared, E. Henry Huffard, Jr., with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of African Christian Schools Foundation, Inc., the within named bargainor, a Tennessee corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by as President.

WITNESS MY HAND and official seal in said County this 23rd day of June, 2004.

Commission expires:

JOHN GREGORY HARDEMAN NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public