Davidson County DEEDWARR
Recvd: 06/25/04 13:40 2pgs
Fees:13.00 Taxes:55.50
20040625-0075742

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Bishop Robert R
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23, day of June, 2004.

Notary Public

My Commission Expires: 11.22.05

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE TN WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Merry Street Church of God 7th Day
2414 Merry Street
Nashville, Tennessee 37208

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
092-060-662.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John Randolph, unmarried,** hereinafter referred to as Grantors, hereby transfers and conveys to **Merry Street Church of God 7th Day** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being the easterly one-half of Lot No. 14 of the Subdivision of Lots 8, 9 and 10 of Boyd McNairy's Addition to Nashville, a plan of which subdivision is of record in book 21, page 93, Register's Office Said part of Lot No. 14 fronts 50 feet on the northerly side of Merry Street, formerly Watkins Street, and extends back between parallel lines, 194 1/2 feet on the easterly line and 194 3/4 feet on the westerly line to a 50 foot alley.

Being the same property conveyed to John Randolph and wife, Sadie Randolph by Warranty Deed from E.B. Walton, as Trustee of record in Book 1878, Page 190, Register's Office for Davidson County, Tennessee, dated March 25, 1950. Sadie Randolph is now deceased.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 21, Page 93, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2414 Merry Street, Nashville, Tennessee 37208.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 22nd day of June, 2004.

John Randolph

John Randolph

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Randolph, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of June, 2004.

Notary Public

My Commission Expires: 11.22.05

