# WARRANTY DEED

FILE BOX 19B
04-07-020-D

State of Tennessee )
County of Davidson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th day of August, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/11/04 08:12 4pgs
Fees:23.00 Taxes:129.50

20040811-0096747

**THIS INSTRUMENT WAS PREPARED BY**

**Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027**

| ADDRESS FOR NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| **FIRST COUSINS PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP** | " NEW OWNER " | 081-07-0 |
| (NAME) 210 19th Avenue North | (NAME) | 424,377,378,379,&380 |
| (ADDRESS) Nashville, TN 37203 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**FOR AND CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **ZION HOUSE OF PRAYER, A TENENSSEE NOT-FOR-PROFIT CORPORATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FIRST COUSINS PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

**(LOT NO. 23 - 1918 CEPHAS STREET)**

LAND in Davidson County, Tennessee being Lot No. 23, on the Plan of Cephas Woodard's Subdivision of Lots Nos. 5 and 6 of the Woodard Property, of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof and further described as follows:

SAID Lot No. 23 fronts 50 feet on the easterly side of Cephas Avenue, and runs back between parallel lines 115 feet to an alley.

BEING the same property conveyed to ZION HOUSE OF PRAYER, A TENNESSEE NOT-FOR-PROFIT CORPORATION, by Deed from C.R. BLACKWOOD AND WIFE, SHERIDITH BLACKWOOD, of record in Instrument No. 20020328-0038166, Register's Office for Davidson County, Tennessee.

**(LOTS. NOS. 27,28,&29-1925,1923,&1921 CEPHAS STREET)**

LAND in Davidson County, Tennessee being Lot No. 27, 28, and 29 in the Cephas Woodard Subdivision of Lots Nos. 5 and 6 of the Woodard Property, of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof and further described as follows:

SAID Lots Nos. 27, 28, and 29 adjoins and together front 50 feet on the westerly side of Cephas Avenue, and runs back between parallel lines and the North line of Lot No. 27 with the southerly margin of Clay Street, 115 feet more or less to an alley.

BEING the same property conveyed to ZION HOUSE OF PRAYER, by Deed from HENRY CABOT SEAT, BARNEY L. SEAT, JACQULYN I. FELTS, TONDA L. TOMASETTI AND FRANCIS L. OLIVERI, of record in Instrument No. 20021011-0124762, Register's Office for Davidson County, Tennessee.

**(LOT 30 - 1919 CEPHAS STREET)**

LAND in Davidson County, Tennessee being Lot No. 30, on the Plan of Cephas Woodard's Subdivision of Lots Nos. 5 and 6 of the Thomas Woodard Property, of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof and further described as follows:

BEING the same property conveyed to ZION HOUSE OF PRAYER, AN UNINCORPORATED ASSOCIATION, by Deed from GLAYDS BOND, A WIDOW, of record in Instrument No. 20020219-0021032, Register's Office for Davidson County, Tennessee.

Zion House of Prayer, a Tennessee Not-for-Profit Corporation, by its execution hereof, represents and covenants, that it is the successor in interest to and one as the same entity as, Zion House of Prayer, an Unincorporated Association, as recited in the Warranty Deed to Lot No. 30 on the Plan of Cephas Woodard's Subdivision of Lots Nos. 5 and 6 of the Woodard Property of record in Instrument No. 20020219-0021032, and Zion House of Prayer, as recited in the Warranty Deed to Lots Nos. 27, 28, and 29 on the Plan of Cephas Woodard's Subdivision of Lots Nos. 5 and 6 of the Woodard Property, of record in Instrument No. 20021011-0124762, Register's Office for Davidson County, Tennessee and have full and requisite authority to transfer title thereto.

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

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

BEING unimproved ☒
Improved ☐ property known as: Lots Nos. 23, 27, 28, 29 and 30, Nashville, TN, 37208.

(House Number) (Street) (City or Town) (State) (Zip)

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF,** its hands, this 9th day of August, 2004

**ZION HOUSE OF PRAYER,**
**A TENNESSEE NOT-FOR-PROFIT CORPORATION**

**By:** _____
**Leroy Hatchett, Pastor**

**By:** _____
**Charles Etter, Chairman of Board of Trustees**

STATE OF Tennessee )
COUNTY OF Davidson )

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared **LEROY HATCHETT AND CHARLES ETTER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be the PASTOR AND CHAIRMAN OF BOARD OF TRUSTEES of **ZION HOUSE OF PRAYER,** the within named bargainor(s), a Tennessee Not-For-Profit Corporation, and that they as such Pastor and Chairman of Board of Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing by themselves as such officer(s).

Witness my hand and official seal at Brentwood, Tennessee, this 9th day of August, 2004.

My Commission Expires: 03/31/07

_____
Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

**RESOLUTION OF THE TRUSTEES OF**
**Zion House of Prayer**

**THIS RESOLUTION** is adopted this the 20th Day of July, 2004, by the Trustees of Zion House of Prayer, a Tennessee Not For Profit Corporation, as witnessed by the signatures of the Trustees below, without the necessity of a meeting, as follows:

RESOLVED, that Leroy Hatchett, Pastor and Charles Etter, Chairman of the Board of Trustees of said Corporation, are authorized to execute on the behalf of the Corporation any and all documents necessary to accomplish the corporation purpose including but not limited to executing any and all documents necessary to sell, transfer and convey five (5) tracts of unimproved real property and being more fully described as Lot Nos. 23, 27,28,29 and 30 on the Plan of Cephas Woodard's Subdivision of Lots Nos. 5 and 6 of the Woodard Property, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is made for a complete legal description and bearing mailing addresses of 1918, 1925,1923, 1921 and 1919 Cephas Street, Nashville (the "Property").

BE IT FURTHER RESOLVED, that, Leroy Hatchett, Pastor and Charles Etter, Chairman of the Board of Trustees of said Corporation, may execute the closing statement, lien affidavit , warranty deed and any and all documents required by any closing agent on behalf of the Corporation in order to transact business and complete the sale and transfer of the Property for the said Corporation.

BE IT FURTHER RESOLVED, that the powers granted to Leroy Hatchett, Pastor and Charles Etter, Chairman of the Board of Trustees of said Corporation, are deemed ratified by the Trustees and legal obligations of the Corporation without any further action thereon.

BE IT FURTHER RESOLVED, that the said Corporation is a corporation duly authorized in and under the laws of the State of Tennessee . The undersigned further certify that the Corporation is in good standing and that all corporate taxes, if any, required by the State of Tennessee are current to date.

IN WITNESS WHEREOF, the undersigned constituting all Trustees of Zion House of Prayer, a Tennessee Not For Profit Corporation, have adopted this Resolution this the 20th Day of July, 2004.

Charles W. Etter
Charles Patterson

Leroy Hatchett

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles W. Fitter, with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence ) and who, upon their respective oaths, acknowledged themselves to be the Trustees of Zion House of Prayer, a Tennessee Not For Profit Corporation, and they, as said Trustees, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of July, 2004.

Notary Public

My commission expires: 3-25-05