Davidson County DEEDWARR
Recvd: 08/25/04 15:28 2pgs
Fees:13.00 Taxes:185.00
20040825-0103081

This instrument prepared by:
Sam M. Balthrop, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Rosa Baggett Edwards

TO: Christian Properties, Inc.
9463 Chesapeake Drive
Brentwood, TN 37027

Map & Parcel: 119-13-138

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Rosa Baggett Edwards, an unremarried widow, Grantor herein; have bargained and sold and by these presents do convey unto Christian Properties, Inc., a Tennessee corporation, Grantee herein, its successors and assigns, the following described property:

> LAND in Davidson County, Tennessee, being Lot No. 46 on the map of College Heights, as of record in Book 332, page 19, Register's Office for said County. Said lot fronts 50 feet on the southerly side of Timmons Street and runs back between parallel lines 169 feet to an alley.
>
> AND BEING the same land conveyed to Rosa Baggett Edwards and Rozella G. Farrar and to the survivor of them, by deed of record in Book 4523 at page 509 in the Register's Office of Davidson County, Tennessee. The said Rozella G. Farrar died on June 18th, 1996, and Rosa Baggett acquired title as survivor.
>
> Rosa Baggett Edwards and Rosa Edwards are one and the same person.
>
> This conveyance is subject to the lien of 2004 Davidson County land taxes which have been prorated and payment of which is assumed by grantee and to all matters appearing on said map of College Heights.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, its successors and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 20th day of August, 2004.

Rosa Baggett Edwards
ROSA BAGGETT EDWARDS
By Mary F. Chandler
Attorney in fact by instrument recorded
as Instrument No. 20040825-0103080
in the Register's Office of Davidson
County, Tennessee

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Mary F. Chandler, to me known to be person who executed the foregoing instrument in behalf of Rosa Baggett Edwards and who acknowledged that she executed the same as the free act and deed of the said Rosa Baggett Edwards.

Witness my hand and seal at office this 20th day of August, 2004.

Jan M. Babbitt
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12-23-06

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Grantee

SWORN to and subscribed before me
this the 20th day of August, 2004.

NOTARY PUBLIC

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My commission expires: 7/17/06